
CHAPTER 3

EXECUTIVE SUMMARY

CHAPTER 3 EXECUTIVE SUMMARY

This summary chapter is provided in accordance with CEQA Guidelines Section 15123. As stated in CEQA Guidelines Section 15123(a), “[a]n EIR shall contain a brief summary of the proposed actions and its consequences. The language of the summary should be as clear and simple as reasonably practical.” Furthermore, CEQA Guidelines Section 15123(b) states, “[t]he summary shall identify: (1) Each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect; (2) Areas of controversy known to the Lead Agency including issues raised by agencies and the public; and (3) Issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.” Accordingly, this summary includes:

- Summary of the proposed project,
- Significant effects of the project,
- Cumulative impacts,
- Areas of known controversy and issues raised,
- Alternatives to the proposed project,
- Environmental setting for impact analysis, and
- Summary of environmental impacts and mitigation measures.

3.1 SUMMARY OF THE PROPOSED PROJECT

The DeWitt Government Center Facility Plan (2003 – 2010) includes multiple interrelated phases of relocation, new construction, and demolition. *Figure 2-7, in CHAPTER 2, PROJECT DESCRIPTION*, illustrates the anticipated schedule and interdependencies for each plan component. The primary plan components are described below:

Phase A

Relocation of residents of Bell Gardens Buildings 2 and 3, demolition of the decommissioned WWTP, and demolition of four buildings (2 through 5) of the Bell Gardens Apartments (Buildings 4 and 5 are currently vacant). Phase A will occur between March 2003 and April 2004.

Phase B

Construction of Land Development Building (LDB). Phase B will occur between May 2004 and November 2005.

Phase C

Construction of Auburn Justice Center (AJC). Phase C will occur June 2004 through December 2005. This phase also includes placement of a culvert in the wetland swale located within the security perimeter of the jail. Expansion of the stormwater detention basin west of the main jail will also occur during this phase. The basin will be expanded by approximately 80,000 cubic feet of detention space to accommodate increases in stormwater runoff associated with proposed project Phases B and C.

Phase D

Rough site grading and provision of infrastructure for the Children's Emergency Shelter (CES) and Women's Center (WC). This EIR provides project-level analysis of the rough grading and provision of infrastructure and program-level analysis of construction and operation of these facilities. Construction of the Children's Emergency Shelter is expected to occur between May 2005 and May 2006, while construction of the Women's Center is anticipated between August 2004 and November 2005. Subsequent project-level environmental review will be conducted prior to facility construction for each project.

Phase E

Transfer employees currently occupying the Buildings 102 through 107 to the LDB. This transfer will occur in November and December 2005. Transfer employees from Buildings 15 through 18 to buildings vacated by the land development departments. These transfers can occur from January 2006 through June 2006.

Phase F

Transfer Sheriff and portions of the District Attorney and Probation staff from throughout DeWitt Center to the new Auburn Justice Center. These transfers will occur between December 2005 and February 2006. Subsequent to this relocation, the demolition of Buildings 1, 7, 8, and 15 through 18 can proceed between February 2006 and June 2006. This will permit the expansion of the new LDB parking area to accommodate additional staff and public parking. Parking lot expansion will occur between March and August 2007.

Phase G

Phase out the remaining occupancies of Buildings 204B, 205B, 206B and 207A&B, between November 2005 and October 2006. This will include the phasing out of current private leases and relocation of the Women's Center to its new facility. Relocation of the Women's Center will occur between November 2005 and January 2006.

Phase H

Demolition of Buildings 204B, 205B, 206B and 207A&B, which were vacated in Phase G. Phase H will occur between October 2006 and January 2007.

Phase I

Phase out the remaining occupancies of Buildings 212A&B through 217A&B. These transfers will occur between January 2005 and December 2007. This includes moving the Children's Emergency Shelter into its new facility between May and July 2006 and the remainder of the District Attorney and Probation to the South Placer Justice Center between November and December 2007.

Phase J

Demolition of Buildings 212A&B through 217A&B, which were vacated in Phase I. Phase J will occur in December 2007 through March 2008.

3.2 POTENTIAL AREAS OF CONTROVERSY AND ISSUES RAISED

CEQA requires that the EIR “identify areas of controversy” that have been raised by either the public or public agencies (Section 15123, CEQA Guidelines). The initial public scoping session, NOP comments, DEIR comment period and conversations with Placer County staff identified the following potential areas of controversy associated with the proposed project:

- Short-term parking shortages after occupancy of the buildings and prior to construction of all new parking areas,
- Short-term air pollutant emissions associated with construction and demolition,
- Exposure of noise-sensitive receptors to unacceptable noise levels during construction and demolition,
- Impacts to wetlands habitats,
- Impacts to oak woodland habitat,
- Tree removal,
- Impacts to water quality during and after construction,
- Demolition of buildings located within an area potentially eligible for listing on the National Register of Historic Places and the California Register of Historical Resources,
- New construction within the area potentially eligible for listing as a historic resource, and
- Possible releases of hazardous materials known to exist onsite.

3.3 ENVIRONMENTAL SETTING FOR IMPACT ANALYSIS

CEQA Requirements

CEQA contains two relevant provisions for determining the appropriate baseline from which environmental impacts should be evaluated: CEQA Guidelines and case law. The CEQA Guidelines indicate that the baseline for environmental impact analysis is normally the environmental conditions existing at the time of the NOP, which usually represents the beginning of the environmental review of the project. A 1999 court case provided additional guidance about the appropriate definition of the baseline. In the January 1999 CEQA court case, *Fairview Neighbors v. County of Ventura et al.* (2d Civil No. B10456, January 28, 1999), the Second District Court of Appeals determined that the appropriate baseline for evaluation of traffic and related environmental impacts of the proposed Transit Mixed Concrete Company aggregate mine expansion was the operational limit set in the mine’s current conditional use permit (CUP). Therefore, where a permit limit that has been subject to prior CEQA review exists for a proposed project, it is appropriate to use that limit as the environmental baseline, because operation up to that limit is already permissible.

Baseline Conditions for this EIR

The baseline conditions for this EIR are considered to be the conditions existing at the time of circulation of the NOP. For this project, an NOP was circulated between December 13, 2002 and January 12, 2003. The baseline conditions are thoroughly evaluated in the previously prepared

DeWitt Center Existing Conditions Report (NFA/URS 2002), which was developed to aid in the preparation of this EIR. The *Existing Conditions Report* is available for public review at the office of the Placer County Department of Facility Services.

3.4 SIGNIFICANT EFFECTS OF THE PROJECT

Implementation of the project would result in various impacts on the environment as described in this EIR. Three impacts (two in Air Quality and one in Cultural Resources) are considered significant impacts before and after implementation of the mitigation measures. These impacts are considered significant and unavoidable (listed below). Levels of significance both before and after mitigation, and suggested mitigation measures are identified for all impacts in *Table 3.1*, at the end of this chapter. (For detailed discussions of impacts and suggested mitigation measures of specific topic areas, refer to the relevant chapters of this EIR).

This report concludes that the following impacts are considered significant or potentially significant *before* implementation of mitigation measures:

- Inconsistencies with General Plan policies,
- Changes in viewsheds will result from the project,
- Air pollutant emissions from site preparation activities,
- Temporary increases in ambient noise levels due to construction and demolition ,
- Loss of oak woodland,
- Loss of wetlands,
- Potential loss of onsite special-status species,
- Disturbance of soil from site preparation activities,
- Increased erosion from project grading,
- Impacts on water quality from increased siltation and urban pollutants,
- Changes to or increases in existing water flows and runoff patterns,
- Damage to archaeological or paleontological resources or disturbing any human remains,
- Substantial adverse change in the significance of a historical resource through demolition and/or alteration,
- Releases of hazardous building materials during demolition, and
- Effects on soils and groundwater quality from underground storage tanks.

This report concludes that the following impacts are considered cumulatively significant, or significant and unavoidable *after* implementation of mitigation measures:

- Incremental increases in local and regional traffic,
- Increased emissions of nitrogen oxides (NO_x) resulting from construction activities,

- Increased exposure of sensitive receptors to NO_x emissions,
- Substantial adverse change in the significance of a historical resource through demolition and/or alteration, and
- Cumulative loss of cultural resources.

Implementation of mitigation measures described in this EIR is expected to reduce all other potentially significant impacts to less than significant levels.

3.5 CUMULATIVE IMPACTS

The cumulative analysis for this project is based on “a summary of projections contained in an adopted general plan or related planning documents which is designed to evaluate regional or area-wide conditions...” [Section 15130(b)(1)(B), CEQA Guidelines] and is assumed to have the cumulative conditions presented in the *Auburn/Bowman Community Plan EIR*. The past, present, and reasonably foreseeable future projects to be included in the cumulative impact analysis pursuant to CEQA Guidelines, Section 15130 is the buildout of the *Auburn/Bowman Community Plan*, as summarized in that Plan. The cumulative impacts identified in the *Auburn/Bowman Community Plan EIR* are incorporated herein by reference.

3.6 ALTERNATIVES TO THE PROPOSED PROJECT

Evaluation of alternatives to the proposed project that could reduce significant impacts is a fundamental objective of the environmental review process. The range of alternatives required in an EIR is governed by the “rule of reason.” The EIR must evaluate a sufficient range of alternatives to foster an informed discussion of reasonable choices. The alternatives examined in the EIR were developed by the EIR preparers and Department of Facility Services. As the proposed project is separated into distinct phases, the alternatives analyzed provide an alternative for individual phases as feasible, including a no-project alternative for each phase. Alternatives that were analyzed include:

- The no-project alternative for each project phase,
- Offsite Adjacent 14-acre Vacant Site for Phases B and C,
- Onsite Pasture Site for Phase D, and
- Offsite Harman Parcel for Phase D.

3.7 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Chapters 4 through 14 of this EIR evaluate in detail the environmental impacts that would result from implementation of the proposed project. The Placer County Department of Facility Services, in its review of the proposed project and determination for action, will consider the entire environmental evaluation contained in this EIR. Following preparation of the Final EIR, the Placer County Department of Facility Services will have the option to certify that the EIR: (1) has been completed in compliance with CEQA; and (2) was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project (Section 15090, CEQA

Guidelines). If the EIR is certified, Placer County Board of Supervisors will determine whether the proposed project will be denied, approved, or conditionally approved.

Impacts of the proposed project are classified as:

Less than Significant – adverse effects that are not substantial according to CEQA;

Significant/Potentially Significant – potentially substantial adverse changes in the environment for which mitigation measures must be recommended, if feasible;

Significant and Unavoidable – substantial adverse changes in the environment that cannot feasibly be reduced by mitigation measures to a less-than-significant level.

Cumulative impacts, significant unavoidable environmental impacts, and growth-inducing impacts that would occur with implementation of the proposed project are discussed in **CHAPTER 15, CEQA DISCUSSIONS** of this EIR.

A listing of the environmental impacts, the level of significance before mitigation, mitigation measures, and level of significance after mitigation is presented in *Table 3.1*.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
CHAPTER 4. LAND USE AND HOUSING				
There are no impacts on land use and housing that require mitigation measures.				
CHAPTER 5. AESTHETICS				
5.1	Damage to scenic resources	PS	<p>Mitigation Measure 5.1a: The final site plans for the Land Development Building shall preserve two of the eight silver maples along Bell Road and shall provide plantings along this frontage in replacement of the six trees removed.</p> <p>Mitigation Measure 5.1b: The final landscaping plans for the Land Development Building, Auburn Justice Center, Children's Emergency Shelter, and Women's Center shall include all measures necessary for the protection of those existing trees indicated on site plans as preserved. The final landscaping plans shall be implemented during project construction. This will include installation of tree protection fencing, which will consist of four-foot tall plastic mesh fencing installed on six-foot poles spaced a maximum of 20 feet apart. The poles shall be installed with two feet of length below ground and four feet above ground. The fencing shall encompass an area 150% of the drip line of the tree where feasible, and in no case shall be less than 85% of the drip line of the tree being protected. Tree protection fencing shall be installed and inspected by staff from the Placer County Department of Public Works prior to issuance of a grading permit for each site. Planting in accordance with the final landscaping plans shall commence immediately following construction activities. Compliance with the final landscaping plans shall be confirmed by a representative of the Placer County Design Review Committee prior to issuance of an occupancy permit for the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, and the Women's Center.</p> <p>Mitigation Measure 5.1c: In order to preserve all significant trees at the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, and the Women's Center sites, appropriate vegetation</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>protection measures will be prescribed in the site improvement plans and enforced by the contracting agency. A qualified specialist shall evaluate all proposed improvements that may affect each native and ornamental tree to be preserved, make appropriate recommendations on these proposed improvements, and oversee construction of these improvements during site development.</p> <p>Mitigation Measure 5.1d: Any native trees impacted by development of the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, or the Women's Center shall be replaced through the planting of one fifteen-gallon container-size tree on the DeWitt Center property for each native tree removed or impacted. Three (3) five-gallon trees, five (5) one-gallon trees, or fifteen (15) tube seedlings can be substituted for each fifteen-gallon tree to be planted. Approximately half of the replacement trees are to be blue oaks, one-quarter are to be valley oaks and one-quarter interior live oak. The health and structure of these trees shall be monitored for five years and any trees that do not survive shall be replaced. Tree replacement for each construction project shall occur prior to issuance of certificates of occupancy for any new structures and shall comply with the standards of the Placer County Tree Preservation Ordinance in effect at the time of the issuance of grading permits for each site.</p> <p>Mitigation Measure 5.1e: The improvement plans for the Children's Emergency Shelter and the Women's Center shall route roadways and infrastructure to avoid removal of trees and minimize site grading wherever possible. Building sites shall also be selected to minimize tree removal and site grading.</p>	
5.2	Degradation of existing visual character of the site	PS	<p>Mitigation Measure 5.2a: The final landscaping or grading plans for the building demolition areas shall include revegetation of the uncovered areas. Revegetation may include hydroseeding, ground covers, and/or shrubs. No portion of the demolition area may be left with exposed soil. Revegetation must include some native and/or drought-tolerant plant species. Areas where planting does not occur shall be covered with a mulch type of material, such as wood chips, or an inorganic ground cover</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>such as rock or gravel. The plants shall be watered sufficiently to establish the plant materials. To preserve the areas for future development, final landscaping plans for building demolition areas will not include tree plantings.</p> <p>Mitigation Measure 5.2b: The final landscaping plans for the Land Development Building and the Auburn Justice Center shall include tree planting in all parking areas sufficient to attain 50% shading of each parking lot within 15 years of building permit issuance, and shall include planting of street trees along all roadway frontages. Applicable roadway frontages for the Land Development Building include portions of Bell Road, Richardson Drive, DeWitt Drive, and East Drive. Applicable roadway frontages for the Auburn Justice Center include portions of Richardson Drive and B Avenue. Street trees shall be planted in a meandering, irregular pattern at intervals of between 20 and 30 feet, and shall consist of species that develop broad canopies to adequately shade the roadways.</p>	
CHAPTER 6. TRANSPORTATION AND CIRCULATION				
6.1	Substantially increase hazards due to design feature or incompatible uses	S	Mitigation Measure 6.1a: To ensure adequate sight distance exists for vehicles exiting the Children's Emergency Shelter and Women's Center sites via the proposed driveway accessing Atwood Road, the Department of Facility Services shall either reconstruct Atwood Road in the vicinity of the proposed driveway or relocate the driveway to a location meeting minimum sight distance requirements.	LTS
CHAPTER 7. AIR QUALITY				
7.1	Violates any air quality standard or contribute substantially to an existing or projected air quality violation as	S	Mitigation Measure 7.1a: The County shall incorporate Best Management Practices to control erosion during demolition at the Land Development Building site, during construction at the sites of the Land Development Building and Auburn Justice Center, during rough grading and installation of infrastructure at the Children's Emergency Shelter and Women's Center sites, and during project operation. A Construction	SU for NO _x ; LTS for other pollutants

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
	a result of construction emissions		<p>Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan shall be submitted for review and approval to the Placer County Air Pollution Control District prior to the issuance of any grading permits.</p> <p>The Asbestos Dust Control portion of the Plan shall be prepared and implemented in accordance to state regulation "Asbestos Airborne Toxic Control measure for Construction, Grading, Quarrying, and Surface Mining Operations" (CCR Title 17 Section 93105). In addition, the Placer County Air Pollution Control District will require the presence of a qualified geologist or geotechnical engineer during major excavation and grading who can identify naturally occurring asbestos. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation "Asbestos Airborne Toxic Control Measure – Asbestos Containing Serpentine" (CCR Title 17 Section 93106). The material with naturally occurring asbestos in such concentrations can be reused at the site for subgrade material covered by other non-asbestos-containing material. However, the local regulatory agency should provide approval for the reuse of this material on site.</p> <p>The Construction Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan shall include the following Best Management Practices for erosion control shall include, but may not be limited to, the following measures:</p> <ol style="list-style-type: none"> a. Control for bulk material from the exterior surfaces of equipment falling on paved public roads (track-out) including: <ol style="list-style-type: none"> 1. Removing any visible track-out from a paved public road at any location where vehicles exit the work site. 2. Installing one of the following track-out prevention measures: <ol style="list-style-type: none"> i. A gravel pad designed to clean the tires of exiting vehicles, ii. A tire shaker, iii. A wheel washer, or iv. Any other measure as effective as the measures listed above. b. Keep active storage piles adequately wet or covered with tarps. c. Control disturbed surface areas and storage piles that will remain 	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>inactive for more than seven (7) days using one or more of the following methods:</p> <ol style="list-style-type: none"> 1. Keep surfaces adequately wet, 2. Establish and maintain surface crusting, 3. Apply chemical dust suppressants or chemical stabilizers, 4. Cover with tarp or vegetative cover, 5. Install wind barriers of fifty percent porosity around three sides of a storage pile, 6. Install wind barriers across open areas, or 7. Any other measure as effective as the measures listed above. <p>d. Control for traffic on onsite unpaved roads, parking lots, and staging areas including:</p> <ol style="list-style-type: none"> 1. Limiting maximum vehicle speed to fifteen miles per hour, and 2. One or more of the following: <ol style="list-style-type: none"> i. Water active operations sufficiently to keep the area adequately wet, ii. Apply chemical dust suppressants, iii. Maintain a gravel cover with a silt content that is less than five percent and asbestos content that is less than 0.25 percent to a depth of 3 inches on the surface being used for travel, or iv. Any other measure as effective as the measures listed above. <p>e. Control for earthmoving activities including one or more of the following:</p> <ol style="list-style-type: none"> 1. Pre-wet the ground to the depth of anticipated cuts, 2. Suspend grading operations when wind speeds are high enough to result in dust emissions crossing the property line, 3. Apply water prior to any land clearing, 4. Any other measure as effective as the measures listed above <p>f. Control for offsite transport of excavated material, if needed, including:</p> <ol style="list-style-type: none"> 1. Maintaining trucks such that no spillage can occur from holes or other openings 	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>2. Adequately wetting loads and either:</p> <ul style="list-style-type: none"> i. Covering with tarps; or ii. Loading such that material does not touch the front, back, or sides of the cargo compartment at any point less than 6 inches from the top and that no point of the load extends above the top of the cargo compartment. <p>g. Post construction stabilization of disturbed areas using one or more of the following methods:</p> <ul style="list-style-type: none"> 1. Establish vegetative cover 2. Paving 3. Mulching or other ground cover <p>h. Other measures deemed sufficient to prevent wind speeds of 10 miles per hour or greater from causing visible dust emissions.</p> <p>i. Construction contracts shall require contractors to:</p> <ul style="list-style-type: none"> 1. water all exposed surfaces three times per day, 2. suspend or restrict construction activities during periods of high winds (25 miles per hour gusts or stronger), 3. suspend or restrict construction activities during Spare the Air days, and 4. Time grading activities to minimize the amount of exposed areas during the wet season. 5. Maintain construction equipment according to manufacturer's recommendations. 6. Use a vehicle inventory in which at least 20% of the heavy-duty off-road equipment is powered by CARB-certified off-road engines, as follows: <ul style="list-style-type: none"> 175 hp – 750 hp 1996 and newer engines 100 hp – 174 hp 1997 and newer engines 50 hp – 99 hp 1998 and newer engines <p>j. Open burning of vegetation removed for site preparation, construction activities, or infrastructure improvements shall not occur. Vegetative</p>	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>material shall be chipped, stockpiled onsite, or delivered to waste-to-energy facilities.</p> <p>k. The final landscaping plans for the Auburn Justice Center shall include landscaping treatment for the cut and fill banks to minimize soil erosion in these areas. Landscaping materials shall include drought-tolerant ground cover as well as a variety of trees and shrubs. Areas where planting or hydroseeding does not occur shall be covered with a mulch type of material, such as wood chips, or an inorganic ground cover such as rock or gravel.</p> <p>Mitigation Measure 7.1b: Implement <i>Mitigation Measure 5.2a</i>, which requires revegetation and/or covering of demolition sites to minimize erosion and wind blown dust emissions.</p> <p>Mitigation Measure 7.1c: Implement <i>Mitigation Measure 5.2b</i>, which requires tree planting in parking lots to attain 50% shading of parking areas within 15 years of building permit issuance.</p> <p>Mitigation Measure 7.1d: The following construction management techniques shall be implemented where feasible:</p> <p>a. Extend the construction and/or demolition period outside of the ozone period of May through October, with the permission of the Placer County Building Department;</p> <p>b. Minimize length of time construction equipment is left idling; and</p> <p>c. Reduce the hours of construction and/or demolition.</p> <p>Mitigation Measure 7.1e: Low-emission stationary construction equipment shall be used onsite where feasible. Existing power sources or clean fuel generators shall be used instead of temporary power generators, where feasible. In order to operate a temporary mobile power generator in excess of 50kW output, a permit shall be obtained from the Placer County Air Pollution Control District.</p> <p>Mitigation Measure 7.1f: The prime contractor shall submit to the Placer County Air Pollution Control District a comprehensive inventory (i.e., make, model, year, emissions rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40</p>	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>or more hours for each individual demolition and construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emissions Evaluation of all heavy-duty equipment on the inventory list.</p> <p>Mitigation Measure 7.1g: An enforcement plan shall be established by the Placer County Air Pollution Control District for weekly evaluations of project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations, shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</p> <p>Mitigation Measure 7.1h: Construction equipment exhaust emissions shall not exceed Air Pollution Control District Rule 202 Visible Emission limitations.</p> <p>Mitigation Measure 7.1i: Implement <i>Mitigation Measure 5.1c</i>, which requires planting of trees to replace mature trees impacted by the proposed project.</p> <p>Mitigation Measure 7.1j: The project shall implement a mitigation program to reduce its contribution to significant cumulative air quality impacts occurring within Placer County. The project may develop its own mitigation program, subject to approval by the Placer County Air Pollution Control District, or the project can contribute an equal amount of funds into the District's offsite mitigation program. This would allow the District to reduce regional ozone precursor emissions by providing funding for the District to implement measures to reduce emissions from sources of air pollution not required by law to reduce their emissions. The required financial contribution will be calculated by the District based on the emission estimates in this EIR. The overall goal of the mitigation program is to allow reductions equivalent to 40% of the emissions generated by the proposed project. This may be accomplished through onsite mitigation</p>	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			measures, offsite mitigation measures, or a combination of both.	
7.2	Exposure of sensitive receptors to substantial pollutant concentrations	S	No additional mitigation measures are needed. This impact will be mitigated through implementation of Mitigation Measures 7.1a through 7.1j.	SU for NO _x ; LTS for other pollutants
CHAPTER 8. NOISE				
8.1	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project	PS	<p>Mitigation Measure 8.1a: A Site-Specific Construction Noise Control Plan shall be prepared prior to the commencement of each construction or demolition phase expected to exceed 75 dBA at any sensitive receptors. The plan shall evaluate noise levels of the construction or demolition activity at the above receptors based on the time and duration of specific activities and the specific equipment that will be used by the contractor. The attenuating effects of intervening structures should be considered. The plan shall identify construction hours and specific noise control measures that would reduce the noise level to 75 dBA or lower at affected receptors. The construction contractor shall consider implementation of the following measures in the construction noise control plan:</p> <ul style="list-style-type: none"> ■ Select equipment capable of performing the necessary tasks with the lowest sound level and the lowest acoustic height possible. ■ All construction equipment shall be operated and maintained to minimize noise generation. Equipment and vehicles will be kept in good repair and fitted with “manufacturer-recommended” mufflers. ■ Noise barriers are typically used to control noise from construction. A barrier must have sufficient mass to attenuate the low frequency component of the construction equipment; therefore, flexible mat-type barriers would not be adequate. The barrier must be high enough to block the line-of-sight between the noise source and the receptor. Depending on the construction methodology, a barrier can be placed in the near field (close to the noise source) or in the far field (close to the receptor). Barriers are only needed when and where noise levels 	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			at a noise sensitive receptor are expected to exceed 75 dBA and where noise levels at a non-noise sensitive receptor are expected to exceed 90 dBA. Barriers do not need to be constructed masonry walls or wood fences. They need only to block the line of sight between the noise source and the receptor. They could consist of plywood sheets temporarily placed in the field, parked trucks, or other solid material that blocks the line of sight to the receptor. The plan should identify the proper height, location, and effectiveness of a noise barrier.	
CHAPTER 9. BIOLOGICAL RESOURCES				
9.1	Loss of native trees	S	<p>Mitigation Measure 9.1a: Implement <i>Mitigation Measure 5.1a</i>, which requires provision of tree protection fencing during construction.</p> <p>Mitigation Measure 9.1b: Implement <i>Mitigation Measure 5.4b1c</i>, which requires an appropriately qualified specialist to oversee proposed improvements that may affect any tree to be preserved.</p> <p>Mitigation Measure 9.1c: Implement <i>Mitigation Measure 5.4c1d</i>, which requires planting of trees to replace native trees impacted or removed during construction.</p>	LTS
9.2	Disturbance of significant natural vegetation type	S	<p>Mitigation Measure 9.2a: The County shall submit a habitat restoration and monitoring program to the Planning Department and the Department of Public Works for approval prior to issuance of a grading permit for any grading operations that impact the oak woodland. The habitat restoration shall occur in the onsite oak woodland habitat and adjacent ruderal habitat. The County shall implement the restoration program concurrent with implementation of grading and construction projects that impact the oak woodland and must demonstrate compliance with the preliminary phases of the restoration and monitoring program prior to issuance of Certificates of Occupancy for projects that impact the oak woodland. This program shall cover an area two times the size of the oak woodland habitat area directly impacted by the proposed project (i.e., through</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>construction of the Children's Emergency Shelter, construction of the Women's Center, and/or implementation of <i>Mitigation Measure 9.3a</i>). This program shall be developed by an ISA certified arborist, Registered Forester, or Landscape Architect and shall include removal of debris and non native ground cover and shrubs from the restoration area, as well as planting of valley oaks and interior live oaks at a density of approximately 50 plants per acre spaced randomly about 30 feet apart. The restoration program shall include a mitigation monitoring program that includes visual inspections of planted trees a minimum of one time per year for five years. Any trees that do not survive during the five year monitoring program shall be replaced.</p> <p>Mitigation Measure 9.2b: Impacts to upland riparian habitats will be mitigated through implementation of the wetland mitigation and monitoring plan submitted to and approved by the Corps of Engineers (refer to <i>Mitigation Measure 9.3a</i>).</p>	
9.3	Disturbance or degradation of wetlands subject to U.S. Army Corps of Engineers jurisdiction under the federal Clean Water Act	S	<p>Mitigation Measure 9.3a: The County shall implement a wetland creation and monitoring program as approved by the U.S. Army Corps of Engineers in conjunction with their issuance of a Nationwide Permit. The County will submit an application for this permit in September 2003. The application includes a conceptual wetland mitigation and monitoring plan to offset anticipated impacts to wetlands. The proposed wetland mitigation plan includes expansion of portions of the riparian wetland areas adjacent to the open water ponds, for a minimum of 0.5 acres of created wetlands to mitigate impacts to 0.46 acres, ensuring compliance with the U.S. Army Corps of Engineers' "no net loss" policy. Wetland habitat creation shall include revegetation of the area using native shrubs, trees, and wetland plant species. The County shall continue to work with the U.S. Army Corps of Engineers and a qualified wetland scientist to finalize and implement the wetland mitigation and monitoring program. The wetland mitigation and monitoring plan shall commence prior to occurrence of impacts to any onsite wetlands.</p> <p>Mitigation Measure 9.3b: Implement <i>Mitigation Measure 7.1a</i>, which stipulates required components of a Construction Emission/Dust and</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>Erosion Control Plan.</p> <p>Mitigation Measure 9.3c: The County shall incorporate additional Best Management Practices to control erosion and sedimentation of onsite drainageways during demolition at the Wastewater Treatment Plant, Land Development Building site, and other building demolition sites; during construction at the sites of the Land Development Building and Auburn Justice Center; during placement of the excess material from the expansion of the DeWitt Center Detention Basin; during rough grading and installation of infrastructure at the Children's Emergency Shelter and Women's Center sites; during installation/provision of any other infrastructure needed to serve the projects included in the proposed DeWitt Government Center Facility Plan; and during project operation. Best Management Practices for erosion and sediment control shall include the following measures:</p> <ul style="list-style-type: none"> a. Maintain 50-foot setbacks for construction and grading activities from intermittent streams, riparian areas, and wetlands. b. Prepare a winterization plan for sites where construction is not completed by October 15. c. Minimize the depths of cuts and fills to the extent feasible. d. Use measures to prevent eroded soil from entering site drainageways, including: placement of hay bales or other acceptable materials such as sediment barriers, installation of temporary earth berms, use of fabric silt fences, spreading hay or straw on exposed area, development of temporary settling areas and use of other means for slowing runoff and reducing sediment loads. Sediment collected at the erosion control sites shall be collected and disposed of once revegetation has become established. Specifications for silt fencing shall be included on final grading plans for each project area. e. For surfaces at any project site that are not revegetated or covered, the County shall implement other BMPs to minimize discharge of sediments offsite such as filter strips or vegetated swales. f. Design new storm drains throughout the project area to trap sediment and trash. Establish a program of routine maintenance to ensure their 	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>continued effectiveness.</p> <p>g. Minimize drainage concentration from impervious surfaces using construction management techniques and erosion protection at culvert outfall locations.</p> <p>h. Storm drainage from onsite impervious surfaces shall be collected and routed through specially designed catchbasins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by DPW. A monitoring program that includes monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to DPW for approval prior to issuance of grading permits for each project site.</p> <p>Mitigation Measure 9.3d: Final site plans for the Children's Emergency Shelter and Women's Center projects shall incorporate setback easements from wetlands, riparian vegetation, and the open water ponds. Setbacks shall be a minimum of 50 feet from the closest edge of existing wetland, vegetation, or pond to the landscaping associated with each building and/or parking area, in compliance with Policy 6.A.1 of the <i>Placer County General Plan</i>. Setbacks from created wetlands shall be a minimum of 75 feet. No grading, paving, construction, or landscaping shall occur within these setbacks unless the location is necessary for the construction of new roads or infrastructure to serve the Children's Emergency Shelter and Women's Center projects.</p>	
9.4	Adverse affects on a population or the critical habitat of rare or endangered plants or animals	S	<p>Mitigation Measure 9.4a: Pre-construction surveys at the proposed Children's Emergency Shelter and Women's Center sites shall be undertaken during the raptor nesting season (March through August) within 30 days prior to the commencement of site preparation activities to identify if active nests are in the grading and construction areas and would be impacted. If they are determined to be onsite, no grading or heavy construction activity shall take place within close proximity to the nest until nesting is completed and any young are successfully fledged. Nest trees themselves shall be preserved. The County or other project applicant (i.e., in the case of the Women's Center) shall consult with the California Department of Fish and Game to determine the appropriate construction setback from nest trees. Typically the California Department of Fish and</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>Game requires a 500-foot setback, but the setback can be a minimum of 300 feet.</p> <p>Mitigation Measure 9.4b: The County shall install bat excluders in every building to be demolished for a minimum of six weeks prior to demolition. The excluders shall be installed following the maternity season, which occurs from April to the end of June and shall remain in place until building demolition occurs.</p> <p>Mitigation Measure 9.4c: The County shall install bat boxes throughout the onsite oak woodland and associated ruderal habitat. The County shall consult with the California Bat Conservation Fund and the California Department of Fish and Game to determine the appropriate specifications, numbers, and placement of the bat boxes. The County shall develop a monitoring program for this mitigation measure that will include visual inspections of each bat box every four months for five years. The visual inspections will be conducted to ensure that each box remains in good condition and to record observation data regarding indications of usage of the boxes.</p>	
CHAPTER 10. GEOLOGY, SOILS, AND SEISMICITY				
10.1	Soil erosion and loss of topsoil	S	<p>Mitigation Measure 10.1a: All proposed grading, drainage improvements, erosion control measures, and removal of vegetation and trees shall be shown on the Grading Plans for each project site (construction and demolition sites) and all work shall conform to provisions of the Placer County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. No grading, clearing, or tree disturbance shall occur until the Grading Plans are approved by the Placer County Department of Public Works and grading permits have been issued. Separate Grading Plans shall be submitted and separate grading permits issued, for each project phase that involves earth work, including demolition and construction at the Land Development Building site, construction at the Auburn Justice Center site, demolition at other</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>proposed demolition areas (wastewater treatment plant; Buildings 204B, 205B, 206B, and 207A&B; and Buildings 212A&B through 217A&B), rough grading and provision of infrastructure at the Children's Emergency Shelter and Women's Center sites, and implementation of applicable Mitigation Measures (such as <i>Mitigation Measure 9.3a</i>, which requires creation of wetland habitat onsite.)</p> <p>Mitigation Measure 10.1b: A geotechnical engineering report shall be prepared for each project phase that involves earthwork, as defined in <i>Mitigation Measure 10.1a</i>. Each geotechnical report shall be submitted to the Department of Public Works for review and approval concurrent with submittal of the Grading Plans as required in <i>Mitigation Measure 10.1a</i>.</p> <p>Mitigation Measure 10.1c: Should onsite conditions vary substantially from the conditions anticipated based on the geotechnical engineering report and approved grading plans, site grading shall halt until a qualified geologist/engineer can assess site conditions and recommend appropriate changes to the approved grading plans. A revised grading plan shall be submitted to the Placer County Department of Public Works for approval.</p> <p>Mitigation Measure 10.1d: Implement <i>Mitigation Measure 5.2a</i>, which requires revegetation and/or covering of demolition sites to minimize erosion. Final landscaping plans shall include revegetation and/or covering of these areas, while final grading plans shall include erosion control measures.</p> <p>Mitigation Measure 10.1e: Implement <i>Mitigation Measure 7.1a</i>, which requires the submittal of a Construction Emission/Dust and Erosion Control Plan that includes specific Best Management Practices.</p> <p>Mitigation Measure 10.1f: Implement <i>Mitigation Measure 9.3c</i>, which requires additional Best Management Practices to control erosion and sedimentation of onsite drainageways.</p> <p>Mitigation Measure 10.1g: Implement the following additional Best Management Practices to minimize impacts to soils in the DeWitt Center Study Area:</p> <p>a. Maintain 50-foot setbacks for construction and grading activities from</p>	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>intermittent streams, riparian areas, and wetlands.</p> <p>b. Prepare a winterization plan for sites where construction is not completed by October 15.</p> <p>c. Minimize the depths of cuts and fills to the extent feasible.</p> <p>d. For surfaces at any project site that are not revegetated or covered, the County will employ other suitable BMPs, such as filter strips or vegetated swales, as necessary to minimize discharge of sediments offsite.</p>	
10.2	Creation of substantial risks to life or property related to expansive soils	S	<p>Mitigation Measure 10.2a: Fine grained, potentially expansive soil that is encountered during grading within proposed building locations and paved areas shall be mixed with granular soil or over-excavated and stockpiled for removal from the project site or for later use in landscape areas.</p> <p>Mitigation Measure 10.2b: Soil preparation for fill placement, as well as fill placement and depth shall be conducted in accordance with the standards outlined in the <i>Geotechnical Reports (2002)</i> prepared by Holdrege & Kull for the Land Development Building and Auburn Justice Center sites or subsequent studies used (if any) for review of the grading plans for each project site. These reports are included in Appendix E of this EIR.</p> <p>Mitigation Measure 10.2c: Consistent with the applicable code(s) and the recommendations of the geotechnical reports, a qualified technical personnel from the geotechnical consultant shall be present during grading of the proposed Auburn Justice Center site to determine the lateral and vertical extent of the existing fill and stockpiled soil.</p> <p>Mitigation Measure 10.2d: Construction dewatering, subsurface drainage, and surface water drainage shall be performed in accordance to the standards highlighted in the <i>Geotechnical Reports (2002)</i> prepared by Holdrege & Kull for the Land Development Building and Auburn Justice Center sites. These standards can be found in Appendix E of this EIR.</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
10.3	Alteration of existing landforms	S	<p>Mitigation Measure 10.3a: Implement <i>Mitigation Measure 10.1a</i>, which requires indication on Grading Plans of the extent of grading, drainage improvements, and vegetation removal.</p> <p>Mitigation Measure 10.3b: The County's contractor shall implement sensitive grading techniques to blend landform alterations with the natural setting. These techniques include limiting grading areas, use of protective fencing around the dripline of oak trees (as stipulated in <i>Mitigation Measures 5.1b</i> and <i>9.1b</i>), blending cut and fill slopes into the natural terrain, rounding and feathering graded slopes into existing terrain to avoid an artificially contoured appearance, planting or otherwise protecting re-contoured slopes from the effects of water runoff and wind erosion within 90 days of completion of grading, and setting street elevations as close to the existing natural grade as possible.</p> <p>Mitigation Measure 10.3c: If blasting is required for site grading or the installation of site improvements, the County will comply with applicable County ordinances and the Occupational Safety and Health Administration requirements that relate to blasting and use only State licensed contractors to conduct these operations.</p> <p>Mitigation Measure 10.3d: Prior to issuance of a Grading Permit to allow for the earthwork associated with expansion of the DeWitt Center Detention Basin, the County will submit Grading Plans and Landscaping Plans to the Department of Public Works for approval. The grading plans will include prescriptive practices for placement of all of the soil removed from the detention basin. Should the County propose to store or stockpile any of the excavated soil elsewhere within DeWitt Center, the grading plans shall indicate specific details of the location and configuration of the stockpile adequate to ensure that no additional impacts related to soil erosion or alteration of area hydrologic patterns will occur.</p> <p>Mitigation Measure 10.3e: Prior to issuance of an Early Grading Permit to allow for onsite rough grading at the Land Development Building and Auburn Justice Center sites, the County will submit Improvement Plans, Rough Grading Plans, and preliminary Final Grading Plans, and any</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			related documents as required, to the Department of Public Works for approval.	
CHAPTER 11. HYDROLOGY AND WATER QUALITY				
11.1	Reduced stormwater runoff quality during construction	PS	<p>Mitigation Measure 11.1a: Implement <i>Mitigation Measure 10.1a</i>, which requires indication on Grading Plans for each project site of the extent of proposed grading, drainage improvements, and vegetation removal.</p> <p>Mitigation Measure 11.1b: Implement <i>Mitigation Measure 5.2a</i>, which requires revegetation and/or covering of demolition sites to minimize erosion.</p> <p>Mitigation Measure 11.1c: Implement <i>Mitigation Measure 7.1a</i>, which requires the submittal of a Construction Emission/Dust and Erosion Control Plan that includes specific Best Management Practices.</p> <p>Mitigation Measure 11.1d: Implement <i>Mitigation Measure 9.3c</i>, which requires additional Best Management Practices to control erosion and sedimentation of onsite drainageways.</p> <p>Mitigation Measure 11.1e: Implement <i>Mitigation Measure 10.1f</i>, which requires implementation of additional Best Management Practices.</p> <p>Mitigation Measure 11.1f: The County shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for every construction phase. The SWPPP will include development of site-specific structural and operational BMPs to prevent and control impacts to runoff quality, measures to be implemented before each storm event, inspection and maintenance of BMPs, and monitoring of runoff quality by visual and/or analytical means. The Regional Water Quality Control Board will issue Waste Discharge Requirements (WDRs) which set forth conditions, discharge limitations, and monitoring and inspection requirements with which the County will comply. Several BMPs that could be used during construction are described in the <i>Auburn/Bowman Community Plan</i>, Appendix D, Hydrology Study. (The contents of the SWPPP are set forth in detail in the permit application package. Montgomerv 1992). The</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>California Stormwater BMP Handbook for Construction (California Stormwater Quality Association, 2003a) also provides example of BMPs that could be used. BMPs that may be included in the SWPPP are:</p> <ul style="list-style-type: none"> a. Scheduling materials deliveries to provide for minimal onsite storage and/or providing covered storage for materials wherever practical; b. Designating specific areas for overnight equipment storage and maintenance and providing runoff control around those areas to minimize the potential for runoff to contact spilled materials; c. Establishing procedures for daily work site cleanup and prepare and implement a Spill Mitigation Plan for construction-related activities (<i>a portion of this measure is also listed as Mitigation Measure 14.1b</i>); d. Developing a program of site inspections to ensure that BMPs are consistently implemented and effective; e. Conducting visual monitoring of runoff quality at selected monitoring points; f. Placing fiber rolls (wattles) around drain inlets to prevent sediment and construction-related debris from entering the inlets; g. Placing fiber rolls (wattles) along the perimeter of the site to reduce runoff flow velocities and prevent sediment from leaving the site; h. Placing silt fences downgradient of disturbed areas to slow down runoff and retain sediment; i. Placing sandbags around potentially affected off-site inlets to prevent sediments from entering the inlets; and j. Specifying that all disturbed soil will be seeded, mulched, or otherwise protected by October 15. 	
11.2	Increase in runoff rate downstream of the site	PS	Mitigation Measure 11.2a: The County shall implement <i>Mitigation Measure 10.3d</i> , which requires that the grading plan for the Auburn Justice Center site and DeWitt Center Detention Basin expansion shall include prescriptive practices for placement of all of cut soil not used as fill	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>within the same project site.</p> <p>Mitigation Measure 11.2b: The County shall comply with Placer County Flood Control and Water Conservation District's <i>Stormwater Management Manual</i> (SWMM) and the <i>County Land Development Manual</i> for all design and construction of storm drainage systems. The SWMM provides policy, guidelines, and specific criteria for the development and management of stormwater facilities and infrastructure. The following are some of the requirements that would be applicable to the drainage studies for the proposed project.</p> <ul style="list-style-type: none"> a. Avoid increasing the storm drainage problems in the area, or transferring drainage problems from one location to another. Watershed boundaries should not be altered, and flows should not be diverted from one watershed to another without compelling reasons. b. Design the stormwater system such that no damages occur to structures or improvements during the 100-year event and no inundation of private property occurs during the 10-year event. The 10-year event is the minimum design storm for new developments and all dedicated drainage facilities will be sized for this event. c. Design the stormwater system such that the peak flows will be reduced to below pre-project conditions for 2-year through 100-year storm events. d. Prepare hydrologic analysis in accordance with the guidelines provided in the SWMM. For example, SWMM recommends that the computer program HEC-1 be used to compute both the peak flow and runoff volume for the various storm events, as well as route the design storms through the proposed detention facility, to evaluate the effectiveness of the project. e. Provide details (e.g. location and typical details) on how stormwater runoff is collected and conveyed to the stormwater system. f. Provide drainage facilities that minimize drainage concentration. g. Provide energy dissipators at all points where drainage becomes concentrated. 	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			h. Prepare a Drainage Plan for each site and submit to the Placer County Flood Control and Water Conservation District for review and approval. The SWMM provides a detailed list of the information that should be included in the Preliminary and Final Drainage Plans.	
11.3	Reduced storm water quality during operations	PS	<p>Mitigation Measure 11.3a: The County will prepare and implement a post-development Stormwater Management Plan (SWMP) under the guidelines established by the Placer County Flood Control and Water Conservation District's Stormwater Management Manual (SWMM) and in accordance with the NPDES Phase II Rule. The components of the SWMP will include protection from flooding, protection and enhancement of the stream environment, prevention of erosion and adverse effects on water quality, incorporation of regional stormwater management goals, creation of multiple resource use, and assurance of the growth and development of the project to minimize its adverse impacts. BMPs will be included in the plan, as well as a mitigation monitoring program to ensure long-term success of the BMPs. The California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association, 2003b) provides guidance for selecting and implementing BMPs, as well as information on the potential effectiveness of BMPs on pollutant control. Examples of BMPs that could be incorporated into the SWMP include the following.</p> <ul style="list-style-type: none"> a. Litter control and solid waste management, b. Street cleaning, c. Design parking lots to direct stormwater to storm drain inlets and away from garbage disposal areas, d. Incorporate landscaping into the design, e. Prevent contact of stormwater with potentially contaminated facilities either by redirecting flows or providing other protection, and f. Develop and implement a maintenance program for the storm drain system and stormwater detention basins. 	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
CHAPTER 12. CULTURAL RESOURCES				
12.1	Damage to archaeological or paleontological resources from directly or indirectly destroying a unique archaeological or paleontological resource or disturbing any human remains, including those interred outside of formal cemeteries, if inadvertently exposed during construction	PS	<p>Mitigation Measure 12.1a: Immediately stop ground disturbing activities in the project vicinity and consult a qualified professional archaeologist or paleontologist, the Placer County Planning Department, and the Placer County Department of Museums if buried cultural deposits are discovered during construction. If the discovery includes human remains, then the Placer County Coroner and Native American Heritage Commission must also be contacted.</p> <p>In the event of the discovery of buried archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone, that project activities in the vicinity of the find shall be immediately stopped and a qualified professional archaeologist or paleontologist shall be consulted to assess the resource and provide proper management recommendations. In addition, the Placer County Planning Department and Placer County Department of Museums shall be contacted. Such recommendations for important resources could include capping (<i>Mitigation Measure 12.1b</i>), or data recovery excavations (<i>Mitigation Measure 12.1c</i>). Work in the area may only proceed after authorization is granted by the Placer County Planning Department.</p> <p>Mitigation Measure 12.1b: Cap resource area with layer of soil. If important cultural resources are found the feasibility of capping such resources shall be considered. An acceptable process of “capping” archaeological resources with soil must include the following elements:</p> <ol style="list-style-type: none"> 1. The soils to be covered must not suffer serious compaction; 2. The covering materials must not be chemically active; 3. The site must be one in which the natural process of deterioration has been arrested; and, 4. The site must have been recorded, including the area extent of subsurface deposits. <p>Mitigation Measure 12.1c: Conduct data recovery excavation.</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
12.2	Substantial adverse change in the significance of a historical resource through demolition and/or alteration	S	<p>Mitigation Measure 12.2a: Conduct recordation of the DeWitt General Hospital Historic District to Historic American Buildings Survey (HABS) standards. Recordation shall be undertaken of the DeWitt General Hospital Historic District. This recordation will meet the National Park Service's Historic American Buildings (HABS) standards. The National Park Service will define the level of HABS recordation during the federal Section 106 Consultation process. Recordation is expected to include:</p> <ul style="list-style-type: none"> a. A written descriptive and historic report, b. Large format photography of any original plans, and c. Large format photography of: <ul style="list-style-type: none"> 1. The contributing features within the DeWitt General Hospital Historic District and 2. The setting of the contributing features within the DeWitt General Hospital Historic District. <p>The written descriptive and historic report shall be prepared by an architectural historian who meets the Secretary of the Interior's professional qualifications for architectural historian. The large format photographic work shall be done by a photographer who meets the Secretary of the Interior's professional qualifications for photographers.</p> <p>Mitigation Measure 12.2b: Provide photographic recordation and reports to local and state repositories.</p> <p>Mitigation Measure 12.2c: An onsite interpretative panel shall be developed for display within DeWitt Center. The display shall be a synthesis of the <i>Historic Property Survey Report for the Proposed Home Depot Project</i> and <i>Historic Architectural Survey Report for the DeWitt Center</i> included in the <i>DeWitt Center Existing Conditions Report</i>.</p> <p>The interpretative panel shall provide the following information:</p> <ul style="list-style-type: none"> a. Text describing the design, construction, and subsequent history of the DeWitt Center with particular emphasis placed on the years 1942 through 1945, the period the complex was determined to be of national 	SU

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>significance (Kostura 2002).</p> <p>b. Historical graphic illustrations of the DeWitt Center including reproductions of any available original plans and photographs taken during construction and operation, again with emphasis on the period of national significance (1942 through 1945).</p> <p>c. Contemporary graphic illustrations of the DeWitt Center including photographs of contributing features and setting of the DeWitt General Hospital Historic District.</p> <p>The onsite interpretative panel may initially be placed within the public use areas of the proposed Land Development Building. Such a placement would provide a large number of visitors to DeWitt Center the opportunity to view the display.</p> <p>The County shall fund the development and installation of the interpretative panel. The display shall be modular and readily transportable in order that it may be displayed in alternate locations throughout DeWitt Center. Plans for the panel including proposed text and illustrations shall be submitted to the California SHPO for review and comment.</p>	
CHAPTER 13. PUBLIC FACILITIES				
There are no impacts on public services that require mitigation measures.				
CHAPTER 14. HAZARDS AND HAZARDOUS MATERIALS				
14.1	Creation of a significant hazard to the public or the environment due to transport, use, disposal, or accidental release of	PS	Mitigation Measure 14.1a: Prepare and implement an asbestos and lead-based paint abatement workplan based on a demolition-level asbestos and lead-based paint survey for each demolition phase. The workplan(s) shall clearly identify the areas within the existing structures that contain asbestos and lead-based paint. The plan shall contain figures showing areas containing asbestos-containing materials, tables indicating the type and quantity of asbestos-containing materials, the method(s) to	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
	hazardous materials into the environment and/or within one-quarter mile of an existing or proposed school		<p>be used to abate the asbestos-containing materials, and a post-abatement certification sampling plan required to clear the facility for demolition. Additionally, the plan shall indicate the areas where lead-based paint abatement is required prior to demolition.</p> <p>The asbestos abatement portion of the plan shall be prepared by a California State Certified Asbestos Consultant. All personnel conducting asbestos and lead-based paint abatement activities shall receive proper training and certification. U.S. EPA and the California Air Resources Board in Sacramento require a 10-day notification period prior to commencing any abatement activities.</p> <p>Mitigation Measure 14.1b: Prepare and implement a Spill Mitigation Plan for construction-related activities. The Spill Mitigation Plan shall contain specific details on reporting requirements, cleanup process, appropriate use and storage (such as the use of proper container types and storage requirements), and waste containment and disposal. The plan will include specific measures and performance standards to ensure that appropriate measures are taken to adequately mitigate any releases so there are no subsequent impacts.</p> <p>Mitigation Measure 14.1c: Implement <i>Mitigation Measure 7.1a</i>, which requires preparation and implementation of an Asbestos Dust Mitigation Plan and having a geologist or geotechnical engineer onsite during grading and earthmoving.</p> <p>Mitigation Measure 14.1d: All debris generated during demolition and construction included in the DeWitt Government Center Facility Plan shall be recycled via an approved recycler or at an approved recycling facility and/or be disposed of at an approved solid waste facility.</p> <p>Mitigation Measure 14.1e: The County shall prepare a chemical inventory for each proposed new building to submit to the Placer County Department of Environmental Health Services to determine if a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling of hazardous materials and potential releases of hazardous materials from the site. It shall also</p>	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>include an inventory of all hazardous material and waste handled onsite, emergency response plans and procedures in the event of a reportable release or threatened release of a hazardous material, and training for all employees in safety procedures in the event of a release or threatened release of a hazardous material.</p> <p>It is possible that some of the chemicals used and stored in the laboratory and evidence units of the Sheriff's department in the proposed AJC may be carcinogenic and extremely hazardous. In that case, under the California Health and Safety Code, the lab would be required to maintain a Hazardous Materials Business Plan (HMBP) for the operation of the facility.</p>	
14.2	Creation of a significant hazard to the public or the environment due to the project site being located on a site included on a list of hazardous materials sites	PS	<p>Mitigation Measure 14.2a: Placer County shall prepare and implement Debris and Soil Sampling and Analysis Plans for the following project sites:</p> <ul style="list-style-type: none"> a. wastewater treatment plant demolition, b. grading and construction at the Land Development Building site, c. rough grading at the Children's Emergency Shelter and Women's Center sites, and d. future construction at the Children's Emergency Shelter site. <p>Additionally, any public or private applicant for future construction of the Women's Center shall prepare and implement a Debris and Soil Sampling and Analysis Plan for that site during subsequent environmental review of that project.</p> <p>The Debris and Soil Sampling and Analysis Plans shall require that Placer County and the Women's Center project conduct subsurface exploration at the Children's Emergency Shelter and Women's Center sites as part of preparation of site-specific design-level geotechnical investigations for both future projects. The Debris and Soil Sampling and Analysis Plans shall also require that each project proponent have a geologist or geotechnical engineer onsite during grading and earthmoving at each of the identified project sites to monitor soil conditions at each site. The</p>	LTS

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

Impact #	Impact	Significance before Mitigation	Mitigation Measure(s)	Significance after Mitigation
			<p>Plans shall be prepared and implemented to:</p> <ul style="list-style-type: none"> a. assess soil quality in the area of the LUST site within the wastewater treatment plant (Building 503), b. determine the presence or absence of buried waste and or ashes that could indicate the presence of the listed DeWitt State Hospital Disposal Site as listed by the California Integrated Waste Management Board in the Children's Emergency Shelter and Women's Center sites, c. identify the appropriate remediation procedures necessary should the DeWitt State Hospital Disposal Site be found at either the Children's Emergency Shelter site and the Women's Center site, and d. assess soil quality in the area of existing above-ground building debris piles in the proposed Children's Emergency Shelter and Women's Center sites prior to any grading or construction at these sites. <p>Mitigation Measure 14.2b: The County shall coordinate proposed demolition and construction phasing with the U.S. Army Corps of Engineers potential investigation and remedial activities associated with the open LUST cases onsite.</p>	

LTS = less than significant.

PS = potentially significant.

S = significant.

SU = significant and unavoidable.

This page left blank intentionally.

CHAPTER 4

LAND USE AND HOUSING

CHAPTER 4 LAND USE AND HOUSING

4.1 SETTING

DeWitt Center is located in the North Auburn area of unincorporated Placer County. The DeWitt Center Study Area encompasses approximately 180 acres, bound on the east by vacant land adjacent to State Route 49, Bell Road on the north, Atwood Road on the south, and rural residential land uses on the west. This location is approximately three miles northwest of the City of Auburn downtown area. The project site and vicinity are shown in *Figure 2-1* in CHAPTER 2, PROJECT DESCRIPTION.

The property, as shown in *Figures 2-1* and *2-3*, is situated within the *Auburn/Bowman Community Plan* (Placer County 1994a) area. The *Auburn/Bowman Community Plan* area encompasses approximately 40 square miles at the base of the Sierra Nevada foothills. This area has rapidly developed during the past 15 years, with land use patterns shifting from rural residential and agricultural to more urbanized residential, commercial, and public uses. The project site is also within the City of Auburn's sphere of influence—the City's General Plan designates the site for mixed use development and public uses.

Existing Land Uses

Project Area

DeWitt Center is located on a ridge at an elevation of 1,400 feet above mean sea level, while elevations range between 1,375 and 1,435 feet across the study area. Located in the county seat of North Auburn, DeWitt Center is the primary government center for Placer County, providing space for 1,917 employees. In addition, some services are provided in smaller government centers in the County, including the Tahoe Administrative Center, Placer County Administrative Center (on Fulweiler Avenue in Auburn), and leased facilities in south Placer County.

DeWitt Center was originally constructed between 1943 and 1945 as a military medical hospital, known as DeWitt General Hospital. Following World War II, ownership of DeWitt Center was transferred to the State of California for use as a mental hospital. DeWitt Center was purchased by Placer County in 1972 upon the closure of the onsite mental hospital and has served as a government center since that time.

The majority of the study area—approximately 80%—is currently developed. The majority of the undeveloped land is located in the western portion of the DeWitt Center Study Area. In the central portion, the landscape transitions from disturbed oak woodland to developed areas. A decommissioned wastewater treatment plant, the animal shelter, Juvenile Hall, and Main Jail are located in the central portion of DeWitt Center. The eastern portion supports a mix of government and commercial land uses, housed within a complex of the original buildings constructed onsite. Much of the original architecture still exists at the DeWitt Center. As such, the existing development primarily consists of one and two-story brick barracks-style buildings interspersed with open areas and some new County facilities (see *Figure 2-2*).

As discussed in the DeWitt Center Existing Conditions Report (NFA/URS 2002), the integrity of the DeWitt General Hospital has been generally maintained despite continuing development at

DeWitt Center. Most of the original buildings and roadway alignments located between Richardson Drive and First Street are still intact, and limited areas with rural atmosphere continue to exist within and in the vicinity of DeWitt Center. Some modifications have been made to building exteriors (e.g., demolition of connecting corridors, construction of entry structures and ramps, painting and replacement of doors and windows), along with further improvements and alterations to building interiors. Despite these changes, the overall context and period architecture have remained intact, thus making the central portion of DeWitt Center potentially eligible for listing on the National Register of Historic Places and the California Register of Historical Resources as a Historic Architecture District.

Bell Gardens Apartments, an apartment complex consisting of six dormitory-style buildings, was built as part of the military hospital in the 1940s. Two of the six buildings are vacant, two are fully occupied, and the remaining two buildings contain 13 occupied units. The proposed project would not impact the two buildings that are fully occupied, but would demolish the two vacant buildings and the two partially occupied buildings. The occupied units are managed by a firm under contract with the County. Rents for the units proposed for demolition (four one-bedroom and nine two-bedroom units) range from \$318 to \$400 per month and provide affordable housing for 13 low- and very low-income households.

Including the existing Bell Gardens Apartments, DeWitt Center contains approximately 196,000 square feet of land uses associated with residential and residential/institutional uses. This total also includes the children's emergency shelter, women's center, Juvenile Hall, and Main Jail. The County leases approximately 166,000 square feet of building space at DeWitt Center to a variety of commercial businesses.

Surrounding Area

Most lands surrounding DeWitt Center are also heavily developed, as seen in the aerial photograph in *Figure 2-2*. Rural residential land uses and vacant parcels exist west of DeWitt Center. A low- to medium-density subdivision, Atwood Ranch Unit III, is proposed for development south of DeWitt Center. The EIR for this subdivision is currently under review by Placer County. South of the eastern portion of the project area is medium-density residential development, with a mixture of multiple-family, single family, and office-professional land uses to the southeast. Vacant land exists between the eastern boundary of the study area and SR 49. This land is proposed as the site for a Home Depot store. That project is the subject of an EIR being prepared on behalf of the Placer County Planning Department. To the northeast of the project area (adjacent to SR 49), land uses are primarily urban, including commercial and professional office land uses. North of the project site, across Bell Road, are largely professional office land uses, mainly medical offices, and some high-density residential developments. Adjacent to the northwestern boundary of DeWitt Center is a self-storage warehouse facility and medium-density residential subdivision.

Existing General Plan and Zoning Designations

Project Area

The project area is located within the Plan area of the *Auburn/Bowman Community Plan*. This Plan designates DeWitt Center as Mixed Use, and specifically discusses the "Development Vision" for the site on pages 49 through 53. As described in **CHAPTER 2, PROJECT DESCRIPTION**, DeWitt Center includes the vacant land between the developed portions of the Center and SR

49; however, that land is not a part of the DeWitt Government Center Facility Plan nor is it evaluated in this EIR as part of the study area. The Community Plan Development Vision for DeWitt Center addresses the entire DeWitt Center property. The Development Vision includes development of retail/service commercial on the parcels closest to SR 49, replacement of the existing barracks-style buildings with modern office buildings laid out to form a core professional office area, location of justice/law enforcement land uses west of Richardson Drive, and new development of residential (emergency and transitional shelter) land uses on the western boundaries of DeWitt Center. There also is an Open Space area in the southwest portion of the project area, corresponding to the location of two open water ponds onsite.

Zoning designations throughout and adjacent to DeWitt Center are shown in *Figure 2-4*. Most of the project area carries the Dc (Design Scenic Corridor) designation in addition to a land use zone designation. The Dc designation indicates that projects within this zone district must obtain Design Review approval before building permits can be issued. Zone designations within the project area include: C3-Dc (Heavy Commercial), OP-DR-Dc (Office Professional, Development Reserve), CPD-Dc (Commercial Planned Development), and OS (Open Space).

Permitted uses requiring zoning clearance within the OP district include schools, caretaker and employee housing, banks, medical and other offices, and storage. Permitted uses in the C3 district include a range of public, retail, and service uses; as well as a limited number of residential and infrastructure uses. Schools, manufacturing, and vehicle service land uses require Use Permits within the C3 district. Permitted uses in the CPD district are very limited. Uses such as medical services, offices, retail, mini-storage, recreation, and education require issuance of a Conditional Use Permit.

Surrounding Area

Community plan designations adjacent to DeWitt Center include Professional Office and Commercial to the northeast and Low- to Medium-Density Residential to the north and northwest. To the south of the project site is a mixture of Rural Residential and Medium-Density Residential land use designations. The eastern and southeastern boundary includes land-use designations for Mixed Use and Medium-Density Residential. These designations are shown in *Figure 2-3*.

Zoning designations adjacent to DeWitt Center are shown in *Figure 2-4*. Most of the adjacent areas also carry the Dc designation, as discussed above. Lands to the east of the project area carry the following zoning designations: CPD-Dc (Commercial Planned Development), C2-Dc (General Commercial), C3-UP-Dc (Heavy Commercial, Conditional Use Permit Required), RM-DL-6 (Multiple Family, maximum density of 6 units per acre), and OP-Dc (Office Professional). Lands to the south of DeWitt Center are primarily zoned for residential development at various densities from 1 to 10 dwelling units per acre, including RM-DL-10 (with and without an additional PD-10 designation) and RS-AG-B-40-PD-1. Small areas zoned OP-Dc also exist south of the site. Lands to the west are zoned for rural residential land uses with minimum lot sizes of 1-acre or more (RS-AG-B-4.3 and RS-AG-40-PD-1), and lands to the north mainly carry zone designations of OP-DR-Dc and C3-Dc.

Land Development Trends

There has been significant growth over the last 15 years within the *Auburn/Bowman Community Plan* area. Major commercial and residential projects are under construction or proposed nearby. Older specialty commercial businesses and rural residences have gradually become surrounded by retail commercial businesses and small-to-mid-size, medium-density residential subdivisions. This type of development along SR 49 and Bell and Atwood Roads has resulted in a mix of rural residential and urbanized land uses, with a tendency towards concentrating urban land uses around SR 49 and a transition to rural uses to the west.

Agricultural Lands

The study area does not support any agricultural activities and is not considered prime farmland, unique farmland, or farmland of statewide importance. The area is not currently under a Williamson Act contract and there are no Williamson Act lands within the vicinity of the project area. Agricultural production in the vicinity is limited to that associated with rural residential households that may raise crops and graze livestock in a limited capacity.

Proposed Land Uses

Phasing

There are ten phases to the proposed project, which include demolition and construction activities. Phase A involves relocating residents of Bell Gardens Apartments and subsequent demolition of Buildings 2 through 5 of Bell Gardens and the decommissioned wastewater treatment plant. Phases B through D provide construction of new facilities. Phases E through J involve a combination of transfers of existing staff to the new facilities and demolition of the old buildings as they are vacated. After demolition, areas that remain vacant will be revegetated to avoid impacts related to hydrology, geology, air quality, and aesthetics. These are discussed in detail under the chapters associated with these resources. Because this section addresses proposed land uses, only construction phases (Phases B, C, and D) are discussed in further detail below.

Open Space and Demolition

There is a permanently designated open space area that transects the western portion of the project area. The proposed project will not result in any alterations to this open space. Buildings 15 through 18, 204B, 205B, 206B, 207A&B, and 212A&B through 217A&B are scheduled for demolition without replacement construction. While there are no immediate plans for construction in these open areas, it is anticipated that they will be developed as part of future facility planning and ongoing consolidation of government services at DeWitt Center, and therefore will not remain as open space in perpetuity.

The site proposed for the Land Development Building (LDB) is currently occupied by seven brick buildings—the Sheriff's Department uses three and four are multi-family housing units known as the Bell Gardens Apartments (two are currently vacant). These structures are scheduled for demolition prior to construction of the LDB on this site in Phase B. The Bell Gardens Apartments provide housing that is affordable to low- and very low-income households in Placer County. Demolition of affordable housing requires establishment of relocation plan to ensure that households displaced by this demolition are able to find new

housing. The County worked with an affordable housing consultant group to develop a relocation plan, which was approved by the County Board of Supervisors in March 2003.

Phase B

The LDB is proposed to consist of a new two-story building with a footprint of $\pm 53,600$ square feet, and $\pm 43,700$ square feet on the second floor. Approximately 12,000 square feet of paving is proposed to construct a patio around the front entrances to the proposed building. *Figure 2-8* shows the conceptual site plan for the proposed building. The LDB is planned for a variety of office uses, as well as a public hearing room.

Initially, the consolidation of staff at the LDB will result in the transfer of 219 employees from existing DeWitt Center facilities. Approximately 87 employees are to be added by 2010. Departments to be housed in this building include the Building Department, Planning Department, Public Works, Environmental Health, and the Air Pollution Control District. Hours of operation at the LDB will typically be 7:30 a.m. to 6:00 p.m., with occasional after-hours operation when the Planning Commission conducts meetings or there are other public hearings.

Phase C

The proposed Auburn Justice Center (AJC) consists of two new buildings. The primary building will consist of a two-story structure, with $\pm 36,540$ and $\pm 30,725$ square feet on the first and second floors, respectively. Approximately 5,000 square feet of paving is proposed to construct a patio area at the front entrance, which will face the intersection of Richardson Drive and B Avenue. Another 4,800 square feet of paving is proposed for an employee-use patio between the building and the parking lot. A $\pm 27,960$ square foot Ancillary Building will provide space for training, a practice shooting range, and storage facilities.

Construction of the AJC will accommodate the transfer of 203 employees from other DeWitt Center facilities. Approximately 29 new employees are expected by 2010. The majority of employees in the Sheriff's Department work shifted hours, including non-peak hours, while some employees in other departments and the Sheriff's Department work standard hours (8:00 a.m. to 5:00 p.m.). Of the staff to be housed at the AJC, ± 75 employees will work standard hours, and ± 128 will work shifted hours.

Phase D

An existing vacant area is planned for transitional housing, but will not function as permanent residences. The site has been designated to provide up to ten transitional housing dwelling units (approximately 800 square feet each), as well as emergency shelter facilities for up to 30 and 35 clients at the Children's Emergency Shelter (CES) and Women's Center (WC) facilities, respectively.

The County will not undertake construction of the WC facilities, but will provide rough site grading and provision of infrastructure (i.e., water and sewer lines). Architectural and engineering plans for the CES have not yet been developed; therefore this EIR provides a programmatic level evaluation of this facility. Construction and operation of the WC, which will be the responsibility of a non-profit service provider, are also evaluated at the programmatic level in this EIR, as these actions are a component of the County's proposed

Facility Plan. Subsequent project-level review of each project in accordance with CEQA would be conducted prior to construction.

A preliminary site plan for the CES and WC is shown in *Figure 2-8*. The CES facilities are proposed to be located in the central portion of the site, with the WC located north of the CES. The CES requires approximately 12,500 square feet of residential space, including bedrooms, bathrooms, common living areas, and kitchen, laundry, and storage facilities. All bedrooms are proposed to be multiple occupancy, with shared living spaces for every four bedrooms. Administration facilities, including office space for supervisors and social workers, and mechanical equipment rooms require an additional $\pm 2,500$ square feet. Another $\pm 5,500$ square feet are required for educational facilities, which are proposed to include two classrooms, two restrooms, staff areas, storage, and a small gymnasium. Preliminary plans show construction of one residential/administrative building and a separate educational facility building. The educational facilities will be shared with the WC.

The WC facilities are proposed to include a $\pm 8,000$ square foot core facility that will house the WC administration, program facilitation, food service, counseling, and up to 25 emergency shelter beds. In addition up to ten independent living units of approximately 800 square feet each are planned. The living units will be constructed as multi-family units (i.e., duplexes) north of the core facility. The building styles will incorporate residential features and minimize any institutional appearances. Depending on funding, the units may be constructed in phases.

Construction of the CES and WC projects will result in the transfer of 16 staff from other DeWitt Center facilities. Approximately 13 new staff are expected by 2010 in total for both facilities.

4.2 REGULATORY FRAMEWORK

California Planning law dictates that all land use decisions must be consistent with the implementing jurisdiction's adopted general plan. Land use, housing, and development policies for the County's unincorporated area are generally governed by the *Placer County General Plan* (Placer County 1994b) and the *Placer County Zoning Ordinance* (Placer County 2002). However, more specific guidelines for land use and development in North Auburn, specifically including DeWitt Center, are discussed in the *Auburn/Bowman Community Plan*. The DeWitt Government Center Facility Plan project must be consistent with these goals and policies. It also falls under the jurisdiction of the *Placer County Airport Land Use Compatibility Plan* (Shutt Moen Associates 2000) and the *North Auburn Community Development Strategy and Design Guidelines* (Mogavero Notestine Associates and Hausrath Economic Group 2002). This section identifies the policies from these planning documents that apply to the DeWitt Government Center Facility Plan project. A discussion of the project's consistency with these policies is included later in this chapter.

Auburn/Bowman Community Plan

The Community Development Element of the *Auburn/Bowman Community Plan* contains goals and policies governing development in the project vicinity. Below is a list of land use policies applicable to the DeWitt Government Center Facility Plan project.

Goals III.B.2

- b. Provide residential densities and development patterns which maximize transportation opportunities.
 - c. Maintain compatibility between neighboring land uses.
 - i. Assure that all buildings sites and residences are developed in a manner minimizing disturbance and maximizing preservation of natural beauty and open space.
 - l. Provide for the grouping or clustering of residential buildings where this type of development will maximize the opportunity to preserve significant natural resources, natural beauty, or open space without generally increasing the intensity of development otherwise possible.
 - m. Preserve and maintain the rural character and quality of the outlying areas. Factors that contribute to this rural character include the predominance of native vegetation (both in the lower oak grasslands and mixed pine forests) and openness; the de-emphasis on “urban” type improvements, such as street lights and sidewalks; a close interrelationship between people and nature; a harmonious coexistence between residential and agricultural uses; a variety of large-lot residential densities; and a sense of land stewardship that is fostered by the preservation of large (a minimum of 2.3 acres) parcels.
- B.3.a Encourage logical expansion of the area by developing infill areas and those lands lying closest to existing developed areas before extending into outlying areas.
- B.3.b Conservation and rehabilitation of existing areas is a priority.
- B.3.d Promote energy and resource conservation in any future land development project especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.
- B.3.i Intensity of use of individual parcels and buildings should be governed by considerations of: health and safety; impacts on adjoining properties due to noise, traffic, night lighting, or other disturbing conditions; and protection of natural land characteristics.
- B.3.j The retention of important open space features is critical to the future quality of life in the Plan area. Valuable natural features, such as streams, and stream corridors, scenic corridors, meadowlands, ridge tops, and significant stands of trees shall be preserved and protected through project design.
- B.3.o Encourage the development of professional offices and similar low intensity commercial uses, as a buffer between retail commercial areas and adjoining residential developments.

Goal III.C.2

- a. Encourage new development in the Auburn/Bowman area to contribute to the creation of a mixed-use, compact, readily identifiable foothill town while maintaining the existing rural character of the area outside urban boundaries
- d. Encourage the development of industrial, commercial, and residential projects which complement the rural nature of the area.
- e. Encourage compatibility between neighboring land uses.
- g. Create residential development which encourages the following elements: human interaction, bicycle and pedestrian circulation, and the creation of a neighborhood identity and/or focus (i.e., parks, schools, natural open space areas, creeks, sites of historical or archeological significance, etc.) within the proposed development and surrounding environment.
- j. Preserve the natural land forms, natural vegetation, and natural resources of the area as much as possible. It is recognized that development of commercial, industrial, and higher density residential uses can result in the loss of naturally occurring amenities. Where this is allowed to occur, adherence to a set of community design guidelines should assist in mitigating such impacts.
- l. Implement zoning and subdivision controls which protect and preserve significant natural, open space, and cultural resources in the Auburn/Bowman Community.

- C.3.a.1 When appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.
- C.3.a.2 Property should be developed with a minimum disturbance to the natural terrain. Natural drainage channels and swales should be preserved in-lieu of creating artificial drainage systems and creative and innovative building techniques to construct buildings suited to natural hillside surroundings shall be encouraged.
- C.3.a.3 Landscaping should be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant material is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.
- C.3.a.5 Commercial and residential site layouts should be designed with the intent to encourage human interaction, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage;

- pedestrian walkways should be provided between commercial and residential areas.
- C.3.a.6 Sites shall be designed and developed to provide safe, convenient, pleasant access for pedestrians, bicyclists, and motorists as well as equestrians in some areas.
- C.3.a.7 Roads should follow natural topography wherever possible to minimize cutting and grading.
- C.3.a.8 Where possible, preserve native trees and support the use of native and/or drought tolerant plant materials in all revegetation/landscaping projects.
- C.3.a.9 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point in community design.
- C.3.a.10 Protect the scenic corridors of I-80, Highway 49, Bell Road, Dry Creek Road, Mt. Vernon Road, and Christian Valley Road to preserve existing vistas of the American River Canyon, the Sierra Nevada Mountain Range and other local views, which are important to maintaining the community's identity from inappropriate development. These scenic corridors are special areas of concern for protecting hillside and ridgelines. Although it is acknowledged that commercial, industrial, and multi-family projects may have intensive development impacts, projects in these scenic corridors should be designed to minimize disturbance to significant hillside and ridgeline areas. Each project site will be reviewed on a case-by case basis during the development review process to determine if special design elements need to be incorporated into the project.
- C.3.a.11 Encourage and utilize existing programs for protection and enhancement of scenic corridors, including but not limited to, design review, sign control, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.
- C.3.a.16 Buildings located outside of the major commercial and industrial areas should be of a size and scale conducive to maintaining the rural atmosphere of the Auburn/Bowman area. The architectural scale of non-residential buildings, as differentiated from size, should be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings should generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter for pedestrians.
- In major commercial and industrial areas it is recognized that large buildings will be constructed that are not residential in size or scale. In these areas compliance with adopted Design Guidelines will assist in minimizing such project's impacts on the community.

In addition to the policies listed above, this analysis also takes into consideration the Land Use section of the *Auburn/Bowman Community Plan*, which specifically describes the anticipated land uses and densities on the project site in the following manner:

The County is in a unique position due to its ownership of the Dewitt Center property with regard to promoting and shaping the development of the area. An underlying assumption in the creation of the Dewitt Center as a mixed-use area is that a large portion of the County's facilities will remain at the Dewitt Center and that the area surrounding the Dewitt Center will continue to develop. Further, it is recognized that development within the Plan area should occur in areas, which are served by existing infrastructure. Dewitt fills this requirement since much of the infrastructure needed to realize the areas development vision exists today.

The Dewitt Center is attractive as a mixed-use area because of its proximity to existing major access routes, namely I-80 via Bell Road and Highway 49. It is recognized that as the Dewitt Center develops, the need for an adequate circulation system will be necessary. Although the design of the Dewitt Center lends itself to public transportation, walking, and biking, it is also recognized that the prominent form of transportation will remain the private automobile. Many of the existing roads accessing the Dewitt Center can be incorporated into an improved road system for the area.

Placer County General Plan

The *Placer County General Plan* contains policies governing development within unincorporated Placer County. Below is a list of land use policies applicable to the DeWitt Government Center Facility Plan project.

- Goal 1.A** To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.
 - 1.A.1 The County will promote the efficient use of land and natural resources.
 - 1.A.2 The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- Goal 1.F** To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.
 - 1.F.1 The County will encourage the concentration of public and quasi-public facilities. New and expanded government offices and other professional offices should be encouraged to locate on land near existing government offices.
 - 1.F.2 The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environmental hazards.

- Goal 1.I** To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.
- 1.I.1 The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Developments (CPD) provisions of the *Zoning Ordinance* can be used to allow flexibility for this integration with valuable site features.
- 1.I.2 The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.
- Goal 1.M** To work toward a jobs-housing balance.
- 1.M.1 The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.
- Goal 6.D** To preserve and protect the valuable vegetation resources of Placer County.
- 6.D.1 The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.
- 6.D.2 The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.
- 6.D.3 The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- 6.D.13 The County shall support the preservation of native trees and the use of native, drought-tolerant plant material in all revegetation/landscaping projects.

The General Plan's *Housing Element* includes policies and programs intended to provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents. The Housing Element provides policies related to affordable housing and emergency shelter applicable to the DeWitt Center project:

- Goal 2.C** To conserve the County's current stock of affordable housing.
- 2.C.6 The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and

tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.

Goal 2.F To eliminate homelessness in the County through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

2.F.2 The County will assist various nonprofit organizations involved with emergency shelter and other aid to homeless persons.

Placer County Zoning Ordinance

The *Placer County Zoning Ordinance* more specifically dictates the land uses and development densities allowed within unincorporated areas of Placer County. Proposed land uses and densities are required to be consistent with the current zoning designations for a project site.

North Auburn Community Development Strategy and Design Guidelines

The goal of the *North Auburn Community Development Strategy and Design Guidelines* (Mogavero Notestine Associates and Hausrath Economic Group 2001) is to identify economic opportunity uses and sites and link them in an overall strategy for business attraction, expansion, and revitalization. The document delineates how particular projects or particular sites may function as catalysts to create a momentum for further growth. (Note: The *North Auburn Design Guidelines* were adopted by resolution on September 24, 2002 by the Placer County Board of Supervisors; the “Community Development Strategy” portion of the document is intended to serve as background information in the decision-making process for North Auburn development projects.) This planning document applies to the DeWitt Center Government Facility Plan project from the standpoint of design guidelines (rather than specific development strategies included in the document) and is discussed in CHAPTER 5, AESTHETICS.

Placer County Airport Land Use Compatibility Plan

The *Placer County Airport Land Use Compatibility Plan* (Shutt Moen Associates 2000) contains policies governing development near the Auburn Municipal Airport, **which is approximately 1.25 miles northeast of DeWitt Center.** The northeastern corner of the ~~proposed~~ project area falls within the boundaries of *Compatibility Zone C2* and the remainder in *Compatibility Zone D*. **Aircraft overflights routinely occur in Zone C2 areas, and occasionally occur in Zone D areas.** Below is a list of the land use policies, or excerpts of policies, that are applicable to the DeWitt Government Center Facility Plan project. **Pursuant to policies 1.5.3 and 4.3.2, the proposed project must be reviewed by the Airport Land Use Commission for consistency with all provisions of the Land Use Compatibility Plan. Policies 2.3.1 and 2.4.4 establish the information required to be considered by the Commission in reviewing this project. Policy 4.4.2 requires that a deed notice be recorded for each parcel in the C1 and C2 Zones associated with any discretionary actions reviewed by the Airport Land Use Commission to document the occurrence of overflights. Sample text for the deed notice is provided in Appendix F3 of the Airport Land Use Compatibility Plan.**

1.4.1 *Principal Compatibility Concerns*—The Commission is concerned only with the potential impacts related to:

- (a) Exposure to aircraft noise;

- (b) Land use safety with respect both to people on the ground and the occupants of aircraft;
- (c) Protection of airport airspace; and
- (d) General concerns related to aircraft overflights.

1.5.3

Major Land Use Actions – The scope or character of certain major land use actions, as listed below, is such that their compatibility with airport activity is a potential concern. Even though these actions may be basically consistent with the local general plan or specific plan, sufficient detail may not be known to enable a full airport compatibility evaluation at the time that the general plan or specific plan is reviewed. To enable better assessment of compliance with the compatibility criteria set forth herein, ALUC review of these actions may be warranted.

- (a) Actions affecting land uses within any compatibility zones except *Zone D*.
 - 3. Any discretionary development proposal for projects having a building floor area of 20,000 square feet or greater unless only ministerial approval (e.g., a building permit) is required.
 - 7. Proposals for new development (including buildings, antennas, and other structures) having a height of more than:
 - 35 feet within Compatibility Zone B1, B2, or a Height Review Overlay Zone;
 - 70 feet within *Compatibility Zone C1*; or
 - 150 feet within *Compatibility Zones C2 or D*.

2.3.1

***Project Submittal Information* – A proposed major land use action submitted to the Commission (or to the ALUC Secretary) for review shall include the following information:**

- (a) Property location data (assessor's parcel number, street address, subdivision lot number).
- (b) An accurately scaled map showing the relationship of the project site to the airport boundary and runways.
- (c) A description of existing and proposed land uses.
- (d) The type of land use action being sought from the local jurisdiction (e.g., zoning change, building permit, etc.)
- (e) For residential uses, an indication of the potential or proposed number of dwelling units per acre (including any secondary units on a parcel); or, for nonresidential uses, the number of people potentially occupying the total site or portions thereof at any one time.
- (f) If applicable, a detailed site plan showing ground elevations, the location of structures, open spaces, and water bodies, and the heights of structures and trees.
- (g) Identification of any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight.

- (h) An environmental document, if one has been prepared and it addresses airport compatibility issues.
- (i) Other relevant information which the Commission or its staff determine to be necessary to enable a comprehensive review of the proposal.

2.4.1 *Primary Land Use Compatibility Criteria*—The primary criteria for assessing whether a land use plan, ordinance, or development proposal is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A. These criteria are to be used in conjunction with the compatibility map and policies for each airport as presented in Chapter 3.

2.4.2 *Parcels Lying within Two or More Compatibility Zones*—For the purposes of evaluating consistency with the compatibility criteria set forth herein, any parcel which is split by compatibility zone boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line. However, the intensity of development allowed within the more restricted portion of the parcel can (and is encouraged to) be transferred to the less restricted portion even if the resulting development in the latter area then exceeds the criteria for that compatibility zone.

2.4.4 *Special Conditions*

(e) *Other Special Conditions* — The compatibility criteria set forth in this plan are intended to be applicable to all locations within each airport's influence area. However, it is recognized that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site.

- (1) After due consideration of all the factors involved in such situations, the Commission may find a normally incompatible use to be acceptable.
- (2) In reaching such a decision, the Commission shall make specific findings as to why the exception is being made and that the land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use. Findings also shall be made as to the nature of the extraordinary circumstances which warrant the policy exception.
- (3) The burden for demonstrating that special conditions apply to a particular development proposal rests with the project proponent and/or the referring agency, not with the ALUC.
- (4) The granting of a special conditions exception shall be considered site specific and shall not be generalized to include other sites.

4.2.3 *Land Uses of Particular Concern*—Land uses of particular concern are ones in which the occupants have reduced effective mobility or are unable to respond to emergency situations. Children's schools and day care centers (with 7 or more children), hospitals, nursing homes, and other uses in which the majority of occupants are children, elderly, and/or handicapped shall be prohibited within all *Compatibility Zones* except Zone D.

- (a) This general policy may be superseded by airport specific policies (see Chapter 3).
- (b) Hospitals are medical facilities which include provision for overnight stays by patients. Medical clinics are permitted in *Compatibility Zones C1* and *C2* provided that these facilities meet the maximum intensity standards found in Table 2A, *Primary Compatibility Criteria*.

4.3.2 *Height Restrictions*—The height of objects within the influence area of each airport shall be reviewed, and restricted if necessary, according to the following criteria. The locations of these zones are depicted on the respective *Compatibility Map* for each airport.

- (d) Within *Compatibility Zone C2* or *Compatibility Zone D*:
 - (5) Generally, there is no concern with any object up to 150 feet tall unless it is located on high ground or it is a solitary object (e.g., an antenna) more than 35 feet above the ground.

4.4.2 ***Buyer Awareness Measures (Airport Impact Disclosure) – Because all of each airport’s influence area is subject to aircraft overflights, it is important that prospective purchasers of property within this area, particularly residential properties, are informed about the property’s proximity to a nearby airport.***

- (a) ***In Compatibility Zones C1 and C2, a deed notice shall be recorded for each parcel associated with any discretionary land use action reviewed by the Airport Land Use Commission.***

4.3 IMPACTS

Significance Criteria

According to the *CEQA Guidelines*, a project can result in adverse environmental impacts relating to land use if it has the potential to substantially alter the existing or planned land use of an area. As provided for in Appendix G of the *CEQA Guidelines*, a land use impact would be significant if implementation of the proposed project:

- Conflicts with adopted land use or environmental plans and goals of the community where it is located;
- Disrupts or divides the physical arrangement of an established community (including loss of affordable housing);
- Conflicts with established recreational, educational, religious, or scientific uses of the area;
- Creates land use incompatibility; or
- Converts prime agricultural land to nonagricultural use or impairs the agricultural productivity of prime agricultural land.

Impacts Determined To Be Less than Significant

Disrupt or Divide the Physical Arrangement of an Established Community (Including Loss of Affordable Housing). While the proposed project includes demolition of existing structures and reorganization of land uses throughout the study area, the proposed construction and

demolition will not change the overall land uses within or adjacent to DeWitt Center. Therefore, it is not anticipated that the proposed project would divide or disrupt the physical arrangement of the established community.

Placer County evaluated the continued residential use of Bell Gardens in 1997-98 and concluded that, "some of the buildings at Bell Gardens would eventually need to be demolished" (Pacific Relocation Consultants [PRC] 2003). This demolition and tenant relocation has been identified as two of the project components in the DeWitt Government Center Facility Plan.

Buildings 2 and 3 of the Bell Gardens Apartments presently provide affordable housing for 13 low- and very low-income households. Therefore, this analysis focuses on the loss of 13 affordable units in north Auburn and the impacts to these households as a result of the proposed building demolition.

Housing Affordability

Housing is considered affordable when monthly housing costs, including utilities and all fees for housing services do not exceed 30 percent of a household's gross monthly income (California Health & Safety Code Section 50052.5). This guideline is particularly directed to low-income households (those earning 80 percent or less of the County median income) and very low-income households (those earning 50 percent or less of the County median income) as defined by the U.S. Department of Housing and Urban Development (HUD). Table 4.1 provides the Placer County income limits for determining housing affordability.

Table 4.1
Placer County Income Limits by Household Size

Income Group	Household Size (persons per household)							
	1	2	3	4	5	6	7	8
Very low	\$20,950	\$23,900	\$26,900	\$29,900	\$32,300	\$34,700	\$37,100	\$39,450
Low	\$33,500	\$38,250	\$43,050	\$47,850	\$51,650	\$55,500	\$59,300	\$63,150
Median	\$41,850	\$47,850	\$53,800	\$59,800	\$64,600	\$69,350	\$74,150	\$78,950
Moderate	\$50,250	\$57,400	\$64,600	\$71,750	\$77,500	\$83,250	\$88,950	\$94,700

Source: California Department of Housing and Community Development 2003

The North Auburn area remains relatively affordable as a source of housing when compared with the Bay Area. However, as the region has continued to attract higher paid Sacramento and Bay Area commuters and retirees, demand for land and housing has increased, consequently driving up housing costs. Using the Placer County income limits from above, Table 4.2 applies California's 30-percent rule for housing affordability, as described above, to determine housing affordability in Placer County for each income group according to household size.

The average cost of a 2-bedroom apartment in the Auburn area is \$827 per month (www.homestore.com), which is approximately twice the cost of housing at Bell Gardens Apartments. Using the 30-percent affordability criterion, a household would require a gross annual income of no less than \$33,080 for this rental unit to be considered affordable.

Table 4.2
Housing Affordability (Maximum Monthly Housing Cost)

Income Group	Household Size (persons per household)							
	1	2	3	4	5	6	7	8
Very low	\$524	\$598	\$673	\$748	\$808	\$868	\$928	\$986
Low	\$838	\$956	\$1,076	\$1,196	\$1,291	\$1,388	\$1,483	\$1,579
Median	\$1,046	\$1,196	\$1,345	\$1,495	\$1,615	\$1,734	\$1,854	\$1,974
Moderate	\$1,256	\$1,435	\$1,615	\$1,794	\$1,938	\$2,081	\$2,224	\$2,368

Source: North Fork Associates 2003

Vacancy Rate

While apartment vacancy rates remain relatively balanced in Placer County overall — in keeping with the desired range of five to six percent — Census data show that the supply of rental units in the Auburn area is barely meeting demand. The Census 2000 (U.S. Census Bureau), reports that the rental vacancy rates for the North Auburn area and City of Auburn are 3.3 and 2.4, respectively. Homeowner vacancy rates are lower yet, with a 1.2 vacancy rate in north Auburn and a 0.7 vacancy rate within the Auburn city limits. These low vacancy rates largely account for the high cost of rental and for-purchase housing in the area.

Availability of Affordable Housing

A housing resource survey was conducted by PRC in September 2002 to identify available units within the general vicinity of the proposed project area (i.e., a five-mile radius). The resources survey identified eight (8) one-bedroom units (duplexes and apartments), and 24 two-bedroom units (condominiums/townhomes, duplexes, and apartments) that were available for rent in September 2002.

One bedroom market rents in duplexes ranged from \$500 to \$810 per month, with a median rental cost of \$775 per month. Two-bedroom market rents ranged from \$700 per month (for an apartment) to \$1,025 per month for a condominium/townhome. Median monthly rent for all two-bedroom units was \$825.

Table 4.3 provides a list of currently scheduled and proposed multi-family development projects that could be considered affordable to low- and very low-income households when constructed. All of these rental units are in the north Auburn area with access to bus service and medical facilities.

Table 4.3

Current and Potential Future Development Projects with Affordable Housing Units

Project Name	Number of Units	Affordability Information
Currently Scheduled Development Projects		
Nevada Street Apartments	80	Eleven units at 35% of median income and remainder at 60% of median income
Silver Bend Apartments	72	Rent range is still undetermined; if it isn't all at 60% of median income or lower, it would be some combination of that and market rate, but likely will be all affordable housing.
Cimarron Ridge	182	Twenty percent of units will be market rate; the remainder will be a mix of very low-, low- and median-income affordability. This project is at least two years away from being constructed.
Potential Future Development Projects		
Gateway Apartments		A possible property exchange between a portion of County-owned DeWitt Center property and privately owned land at Gateway and Plaza could result in 30 to 60 units at Gateway and Plaza. A minimum of 49 percent of the units would be affordable, per County requirements.
Blue Oaks Apartments		Proposed 99 unit complex on six acres
Other market-rate proposed projects might use the density-bonus provision of the Placer County Zoning Ordinance to construct affordable units.		
There is a proposal to expand the Countywide inclusionary ordinance to apply to all new construction of six units or more. Currently the ordinance applies to new construction of 100 units or more.		

Sources: Auerbach, Housing Coordinator, Placer County Redevelopment Agency, pers. comm. April 2003

Spann, Affordable Housing Development Corporation, pers. comm. April 2003

Economic & Planning Systems November 2002

Relocation Plan

Placer County will provide relocation assistance to the residents of Bell Gardens Apartments by implementing its *Relocation Plan for Residents of Buildings 2 & 3 of the "Bell Gardens" 11460, 11470, 11480 and 11490 "A" Street Multifamily Housing Complex, Auburn, California*. This plan was prepared by PRC and approved by the Placer County Board of Supervisors on March 18, 2003.

To implement the relocation plan, specific relocation preferences and options would be discussed with each household. In general, enactment of the relocation plan, as part of Phase A of the proposed project, would involve providing rental assistance payments and moving expense payments, as well as relocation advising for the nine households who occupied the buildings prior to November 30, 1997. The remaining four households, who occupied the buildings after November 30, 1997, waived "relocation costs" as a condition of occupancy. However, these households still would receive relocation advising, along with compensation for their "out of pocket" moving expenses (PRC 2003).

Adequate funds will be made available to accommodate the payment of all required relocation benefits. Cases will be monitored individually to ensure that displacement does not result in different or separate treatment of households. Implementation of the relocation plan will be in

compliance with the applicable standards and provisions as set forth in state and federal law, including the Federal Fair Housing Amendments Act, the American with Disabilities Act, Title VI and VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act. Bi-lingual relocation representatives will be available to assist all displaced households.

Conclusion

According to PRC, there are sufficient numbers of dwelling units available on the open market to accommodate the prospective displaced households. While the typical “turnover” rate within the market is not sufficient to assume an adequate supply of replacement housing, applying the 1.2 vacancy rate presently within north Auburn for rental units shows that, statistically, there will be more than 60 rental units available at any given time on the open market. This does not include multi-family projects that are currently under construction or being proposed for development in the near future.

Placer County’s relocation plan will compensate all displaced households to ensure affordability of comparable (or better) housing. The amount of financial assistance is prescribed by state and federal laws—the exact amount for each household will be determined by a formula based on several factors, as described in the relocation plan.

Based on the availability of housing, affordability of units in the area, and full implementation of the relocation plan as part of the proposed project, the demolition of Bell Gardens and relocation of 13 low- and very low-income households is expected to result in a less than significant impact.

Conflict with Established Recreational, Educational, Religious, or Scientific Uses of the Area. Existing facilities at DeWitt Center currently operate without apparent conflict in the vicinity of two elementary schools, several churches, and a multitude of medical offices. Because the proposed project will not change the type of land uses at DeWitt Center, it is not anticipated to adversely affect any established recreational, educational, religious, or scientific uses of the area. There is one school within the area proposed for demolition — Alder Grove School in Building 216A. The County will work with the Placer County Office of Education to understand the specific facility needs of this school and will assist in identifying alternative locations for this facility.

Create a Land Use Incompatibility. Because the land use for the proposed project will not change from its existing use, the proposed project is not anticipated to create any land use incompatibility. The purpose of the project is to consolidate and centralize existing facilities and provide staff currently in overcrowded and outdated facilities with modern working areas sufficient to their space needs. The County will continue to provide the same types of services at DeWitt Center as are currently provided. The proposed construction projects will accommodate increased staffing needs, which are expected to require an additional 180 employees by 2010. There may be short-term impacts associated with construction that could create temporary incompatibilities with surrounding land uses and increased air pollutant emissions. The potential for temporary short-term construction impacts and those impacts that may occur as a result of increased employment levels at DeWitt Center are discussed in CHAPTER 6, TRAFFIC; CHAPTER 7, AIR QUALITY; and CHAPTER 8, NOISE.

Convert Prime Agricultural Land to Nonagricultural Use or Impair its Productivity. The project site and surrounding areas do not contain any prime agricultural lands or lands that are under Williamson Act contract, nor will the project affect any adjacent agricultural activities. No significant impact to agricultural activities would occur due to the construction or implementation of the proposed project.

Potentially Significant Impacts

Impact 4.1: Conflict with Adopted Plans and Goals

Significance Before Mitigation:	Potentially Significant
Mitigation:	5.1a, 5.1b, 5.1c, 5.1d, 5.1e , 6.1a, 7.1i, 9.1a, 9.1b, 9.1c, 9.2a, 9.2b, 9.2c, 9.3a, 9.3b, 9.3c, 9.3d, 9.4a, 9.4b, 9.4c, 10.2a, 10.2b, 10.2c, 10.2d, 12.2 a and 12.2b
Significance After Mitigation:	Less than Significant

Auburn/Bowman Community Plan

Table 4.4 provides an analysis of the project's potential inconsistencies with the *Auburn/Bowman Community Plan* policies and identifies mitigation measures described in this EIR that will ensure the project is consistent with the Community Plan.

Table 4.4

Inconsistencies with Auburn/Bowman Community Plan Policies

Policy Number	Policy Text and Discussion of Inconsistencies	Mitigation Measures
III.C.3.a.1	<p>Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.</p> <p><i>The proposed location of the CES and WC projects complies with the first portion of this policy by using the onsite pond as a natural buffer between the governmental and commercial uses in the eastern portion of DeWitt Center and the residential and educational uses of the CES and WC facilities. However, this location requires extension of infrastructure to the western portion of DeWitt Center. The infrastructure would be placed adjacent to the northern side of Atwood Road, which would impact approximately 35 trees along this roadway. The removal of these trees would be inconsistent with the second portion of this policy by removing vegetation along a circulation route. Mitigation is provided through a program of tree replacement.</i></p>	5.1c, 5.1d, 5.1e , 9.1c

Policy Number	Policy Text and Discussion of Inconsistencies	Mitigation Measures
III.C.3.a.9	<p>Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.</p> <p><i>Building and facility demolition included in the proposed project includes demolition of several structures of historical and architectural significance. Mitigation measures include a program of documentation and recordation. Additionally, it is important to note that individual structures by themselves are not architecturally significant, it is the identified "district" that is significant. While future demolition of additional structures within the historic district is anticipated, it is also anticipated that representative samples of the buildings will be preserved. Through implementation of mitigation measures and ultimate preservation of some portion of the historic district, the intent of this policy will be met, although building demolition will remain a significant impact with respect to the provisions of CEQA.</i></p>	12.2a, 12.2b, 12.2c
IV.B.4.b.4	<p>Support the "no net loss" policy for wetland areas administered by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that their concerns are adequately addressed. Review the success of this policy every five years and make changes as appropriate.</p> <p><i>The proposed project includes the filling of 0.46 acres of onsite wetlands. The County has developed a wetland mitigation program that provides for the creation of approximately 0.5 acres of new wetland adjacent to the onsite open water ponds. The mitigation program is subject to approval by the Corps of Engineers and will meet all applicable Corps requirements.</i></p>	9.3a
IV.B.4.b.7	<p>Provide mitigation where impacts to stream environment zones or wetland areas are unavoidable. Measures shall include but not be limited to the identification of vegetation impacted; the preparation of revegetation plans; and the specific monitoring of plantings to assure that successful mitigation/revegetation has occurred.</p> <p><i>As above, impacts to wetlands will result from the proposed project. The County has developed a wetland mitigation program involving creation of new wetland areas onsite.</i></p>	9.3a

Policy Number	Policy Text and Discussion of Inconsistencies	Mitigation Measures
IV.B.5.b.9	<p>Give special consideration to the habitats of rare, threatened, endangered, and/or other special status species in the Plan area. Federal and State agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.</p> <p><i>The onsite open water ponds provide habitat for the western pond turtle (a special status species). This habitat will not be impacted by the proposed project. The oak woodland onsite could support nesting raptors. Mitigation Measure 9.4a requires that pre-construction surveys be conducted and establishes setbacks from any nest trees to ensure avoidance of any impacts to nesting raptors. Three special status bat species could occur in some of the buildings proposed for demolition. As surveys to determine exact species of bats inhabiting these building are impractical, it is assumed that some of the onsite bats are special status species. Mitigation for this impact includes provision of alternative habitat in the form of bat boxes located throughout the oak woodland area, in proximity to the open water ponds, which provide foraging habitat for the bats.</i></p>	9.4a, 9.4b, 9.4c
IV.E.3.a	<p>Identify and protect from destruction and abuse all representative and unique historical, cultural, and archaeological sites and their immediate environment.</p> <p><i>The proposed building and facility demolition includes demolition of buildings that are representative of historic architecture. In addition, new construction within the boundaries of an area potentially eligible for listing as a historic district could result in adverse changes to this historical resource. Mitigation includes recordation, including photographic recordation, of the resources. As above, it is the identified "district" that is significant, not individual buildings. Through implementation of mitigation measures and ultimate preservation of some portion of the historic district, the intent of this policy will be met, although building demolition will remain a significant impact with respect to the provisions of CEQA.</i></p>	12.2a, 12.2b, 12.2c

Placer County General Plan

Table 4.5 provides an analysis of the project's potential inconsistencies with *Placer County General Plan* policies and identifies mitigation measures described in this EIR that will ensure the project is consistent with the General Plan.

Table 4.5
Inconsistencies with Placer County General Plan Policies

Policy Number	Policy Text and Discussion of Inconsistencies	Mitigation Measures
1.O.6	<p>Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.</p> <p><i>Building and facility demolition included in the proposed project includes demolition of several structures of historic and architectural significance. Mitigation measures include a program of documentation and recordation. As above, it is the identified "district" that is significant, not individual buildings. Through implementation of mitigation measures and ultimate preservation of some portion of the historic district, the intent of this policy will be met, although building demolition will remain a significant impact with respect to the provisions of CEQA.</i></p>	12.2a, 12.2b, 12.2c
2.C.6	<p>The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.</p> <p><i>This project could be considered inconsistent with Placer County General Plan housing policy because demolition of the Bell Garden Apartments has been proposed. Although not currently classified as substandard, these units are more than 50 years old. They do not conform to modern standards and are not seismically safe. Therefore, they would require rehabilitation during the timeframe of the DeWitt Government Center Facility Plan (2003-2010). Long-term sustainability of this site as a residential land use, while not specifically incompatible with the surrounding administrative and commercial land uses, is considered unsuitable for this location as DeWitt Center continues to expand on the site due to increased demand for public services.</i></p> <p><i>A relocation plan has been prepared as part of this project, which will be implemented to ensure that tenants are given ample notice, an opportunity to purchase or rent property elsewhere, and relocation assistance. Full implementation of Placer County's relocation plan will compensate all displaced households to ensure affordability of comparable (or better) housing, in compliance with the standards and provisions prescribed by state and federal law.</i></p>	None required (the project includes a relocation plan component)

Policy Number	Policy Text and Discussion of Inconsistencies	Mitigation Measures
3.A.2	<p>Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this <i>Policy Document</i> and, more specifically, in community plans and the County's <i>Highway Deficiencies Report</i>. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.</p> <p><i>The proposed location of the access driveway for the CES and WC facilities is inadequate with respect to sight distance for vehicles entering Atwood Road from this driveway. This presents a safety hazard not consistent with the roadway design and access standards. Mitigation requires improvements to meet minimum sight distance requirements or relocation of the proposed driveway.</i></p>	6.1a
6.A.1	<p>The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this <i>Policy Document</i>). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided.</p> <p><i>The proposed project sites for the CES and WC are adjacent to the onsite open water ponds and associated wetland areas. Preliminary plans for the CES and WC projects include the required setbacks from these sensitive habitats, however final site plans have not been prepared. Mitigation is provided to ensure that final site plans comply with this policy. Future construction of both facilities will be subject to subsequent environmental review.</i></p>	9.3c, 9.3d
6.B.1	<p>The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.</p> <p><i>The proposed project includes the filling of 0.46 acres of onsite wetlands. The County has developed a wetland mitigation program that provides for the creation of approximately 0.5 acres of new wetland adjacent to the onsite open water ponds. The mitigation program is subject to the approval of the Corps of Engineers.</i></p>	9.3a

Policy Number	Policy Text and Discussion of Inconsistencies	Mitigation Measures
6.B.2	<p>The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.</p> <p><i>As above, the proposed project will result in the filling of wetlands. The County has developed a wetland mitigation program to create new wetland areas onsite.</i></p>	9.3a
6.B.3	<p>The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.</p> <p><i>Construction and demolition activities associated with the proposed project could result in siltation of wetland and drainage areas. Mitigation will be provided through the development of a dust/erosion control plan that will incorporate Best Management Practices to limit erosion and prevent siltation and sedimentation of water features.</i></p>	9.3b, 9.3c, 9.3d
6.B.5	<p>The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.</p> <p><i>The project will result in impacts to 0.46 acres of onsite wetlands. The mitigation program provides for creation of approximately 0.5 acres of riparian wetland habitat onsite, adjacent to the open water pond in the western portion of DeWitt Center. The County is working with the U.S. Army Corps of Engineers to obtain approval of the wetland mitigation program.</i></p>	9.3a

Policy Number	Policy Text and Discussion of Inconsistencies	Mitigation Measures
6.C.6	<p>The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.</p> <p><i>The onsite open water ponds provide habitat for the western pond turtle (a special status species). This habitat will not be impacted by the proposed project. The oak woodland onsite could support nesting raptors. Mitigation Measure 9.4a requires that pre-construction surveys be conducted and establishes setbacks from any nest trees to ensure avoidance of any impacts to nesting raptors. Three special status bat species could occur in some of the buildings proposed for demolition. As surveys to determine exact species of bats inhabiting these buildings are impractical, it is assumed that some of the onsite bats are special status species. Mitigation for this impact includes provision of alternative habitat in the form of bat boxes located throughout the oak woodland area, in proximity to the open water ponds, which provides foraging habitat for bats.</i></p>	9.4a, 9.4b, 9.4c
6.D.8	<p>The County shall require that new development preserve natural woodlands to the maximum extent possible.</p> <p><i>The proposed location of the CES and WC will result in impacts to approximately four acres of oak woodland. Mitigation for this impact includes restoration of onsite areas where the oak woodland transitions to ruderal habitat. Ruderal habitats are areas that have previously been disturbed or developed. This mitigation will improve the quality and the size of the existing onsite oak woodland.</i></p>	9.2a
6.D.13	<p>The County shall support the preservation of native trees and the use of native, drought-tolerant plant material in all revegetation/landscaping projects.</p> <p><i>The proposed project will result in impacts to approximately 44 native trees. These impacts are mitigated through compliance with the Placer County Tree Preservation Ordinance, which requires onsite tree planting.</i></p>	5.1a, 5.1b, 5.1c, 9.1a, 9.1b, 9.1c, 7.1i
8.A.3	<p>The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.</p> <p><i>Expansive soils occur in portions of the project area. Mitigation requires compliance with the recommendations included in the site-specific geotechnical investigations for each project site.</i></p>	10.2a, 10.2b, 10.2c, 10.2d

Policy Number	Policy Text and Discussion of Inconsistencies	Mitigation Measures
5.D.6	<p>The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums.</p> <p><i>The proposed building and facility demolition includes demolition of buildings that are representative of historic architecture. In addition, new construction within the boundaries of an area potentially eligible for listing as a historic district could result in adverse changes to this historical resource. Mitigation includes recordation, including photographic recordation, of the resources. As above, it is the identified "district" that is significant, not individual buildings. Through implementation of mitigation measures and ultimate preservation of some portion of the historic district, the intent of this policy will be met, although building demolition will remain a significant impact with respect to the provisions of CEQA.</i></p>	12.2a, 12.2b, 12.2c

Placer County Zoning Ordinance

The proposed project is generally consistent with the *Placer County Zoning Ordinance*. The Zoning Administrator has reviewed the zoning ordinance and determined that the residential, health care, and educational uses associated with the CES and WC projects are conditionally permitted uses in the zone district as they are not specifically identified elsewhere in the ordinance and are similar in character to child/adult day care centers and/or medical services clinics and extended care. Therefore, construction of these projects will require issuance of a Use Permit. This will be evaluated in subsequent project-level environmental review for each facility.

North Auburn Community Development Strategy and Design Guidelines

As discussed in CHAPTER 5, AESTHETICS, the proposed project is consistent with all relevant goals and policies of the *North Auburn Community Development Strategy and Design Guidelines* policies.

Placer County Airport Land Use Compatibility Plan

The project is subject to review by the Airport Land Use Commission (ALUC) to ensure consistency with respect to land use intensity, noise exposure, and protection of airspace safety. Pursuant to Policy 1.5.3 of the Airport Compatibility Plan, the ALUC reviews Major Project Actions affecting lands within the defined airport compatibility zones. Major Project Actions are defined as discretionary development projects with building floor areas of more than 20,000 square feet or in excess of defined height limits, major capital improvements or land acquisitions, or projects that could create hazards to aircraft in flight.

The Department of Facility Services will complete the ALUC "Application for Major Land Use Action Review" to request that a review be conducted prior to the Lead Agency's approval of the project. The Department of Facility Services will submit the completed application along with all other information required by Policy 2.3.1. Upon review, the

ALUC secretary will make a determination of consistency – either approving the project on behalf of the ALUC or forwarding the project to the Commission for consideration. The Commission may approve, conditionally approve, or deny the proposed project. ~~The proposed DeWitt Government Center Facility Plan is consistent with all applicable Placer County Airport Land Use Compatibility Plan policies.~~

Of primary concern is the height of the communications tower included in the project description for the AJC. Policy 4.3.2 *Height Restrictions* indicates that structure heights of more than 150 feet may be incompatible in *Compatibility Zone D*. The proposed **communications tower** ~~AJC includes construction of a~~ is 160- ~~feet~~ tall ~~communications tower~~. ~~Based on consultations with Caltrans Division of Aeronautics and the Foothill Airport Land Use Commission, the allowable height at the proposed location of the tower is 185 feet (pers. comms. Knudsen and Tidman), therefore the proposed 160-foot tower is consistent with airport compatibility regulations.~~ The allowable height is determined by Federal Aviation Regulation Part 77.13(a)(2)(i), which considers the distance of the tower site from the airport runway and the relative ground elevations at the tower site and the runway. **The Department of Facility Services has completed the Federal Aviation Administration Form 7460-1 to notify the FAA of the proposed project, request a formal FAA determination of the allowable height at the AJC project site, and request a review of the proposed construction. The form was submitted to the FAA on 08 December 2003.**

Preliminary consultations with Caltrans Division of Aeronautics and the Foothill Airport Land Use Commission indicate that the allowable structure height at the proposed location of the tower is 185 feet (pers. comms. Knudsen and Tidman), therefore it is expected that the proposed 160-foot tower will be found consistent with airport compatibility regulations. Based upon the analysis contained in this EIR, the proposed DeWitt Government Center Facility Plan appears to be consistent with all applicable *Placer County Airport Land Use Compatibility Plan* policies.

4.4 MITIGATION MEASURES

The project will have less than significant impacts to land use and housing, therefore, no mitigation measures are required for these resource areas. As identified in *Tables 4.4 and 4.5* the proposed project is potentially inconsistent with several policies from the *Auburn/Bowman Community Plan* and the *Placer County General Plan* with respect to other environmental resource areas. Mitigation measures required to bring the project into compliance with all policies are identified in the referenced *Tables* and in each environmental resource analysis chapter, as needed.

CHAPTER 5

AESTHETICS

CHAPTER 5 AESTHETICS

The physical attractiveness of a development project contributes significantly to the quality of a community. Changes in the aesthetics or visual character of an area can have a social and psychological impact on residents as well as passersby. Onsite and surrounding viewsheds, as conveyed through the spatial relationships between structures, nearby open spaces, and the adjacent land uses, can enhance or diminish the quality of life for community members. These considerations, along with the use of colors, textures, patterns, and landscaping, collectively create an aesthetic element.

The purpose of this visual resources analysis is to describe the landscape within and surrounding the DeWitt Center Study Area, determine characteristics of the project area that are aesthetically valuable to the viewing public, and assess the sensitivity of the landscape to visual changes which may result from implementation of the proposed project.

5.1 SETTING

DeWitt Center is a primarily urban land use located in a transition zone between urban development along SR 49 and rural residential development along the western boundary of the project area. The western portion of DeWitt Center is undeveloped and provides a rural atmosphere. The surrounding area development factors contribute to the development projected to occur within DeWitt Center, as expressed in the *Placer County General Plan*, *Auburn/Bowman Community Plan*, and *North Auburn Community Development Strategy and Design Guidelines*.

DeWitt Center carries both Mixed Use and Open Space land use designations. Zoning designations include Open Space (O), Office Professional (OP), Commercial Planned Development (CPD), and Heavy Commercial (C3). The areas zoned OP, CPD, and C3 also carry the Design Scenic Corridor (Dc) designation, which “provide[s] special regulations to protect and enhance the aesthetic character of lands and buildings within the public view; to protect historic buildings; [and] to minimize any adverse impacts of conflicting land uses...” (Placer County 2002). Specifically, the Dc designation throughout DeWitt Center requires that no construction or demolition may occur in the project area without Design Review approval.

In recognition of the need to protect the North Auburn area’s historic and natural resources during rapid growth along the SR 49 corridor, as well as the opportunities for commercial redevelopment in this area, Placer County Planning Department and Placer County Redevelopment Agency prepared the *North Auburn Community Development Strategy and Design Guidelines* to establish “long range goals and guidelines” for continuing development in North Auburn. Preparation of the Development Strategy included community participation in workshops and at meetings of local business and community groups. The goals and guidelines adopted in this strategy were driven by the findings developed upon reviewing community feedback and discussions. During this process, the Finance Administration Building, constructed at DeWitt Center in 2000, was one of the three “most commonly cited examples of good design” (Placer County 2001). *Figure 5-1* displays photographs of this building and the existing structures along B Avenue.



Finance and Administration Building



Finance and Administration Building



B Avenue Office Building



B Avenue Office Building



B Avenue Office Building



B Avenue Office Building



Photos taken March 12
and June 5, 2003

Figure 5-1

PHOTOS OF EXISTING BUILDINGS

*DeWitt Government Center
Facility Plan (2003 - 2010)
Placer County, California*

The *North Auburn Community Development Strategy and Design Guidelines* locates DeWitt Center and adjacent land to the north and east within the “Core” design area, which also incorporates the area between Bell Road and Luther Road. The development vision for the core area includes a village concept, with “very formal high-density mixed-use projects” that provide sidewalks, landscaping, and other “town-center” type amenities (Placer County 2001).

Exterior Viewshed

DeWitt Center is accessed from Bell Road on the north and Atwood Road on the south. First Street traverses the eastern project boundary, and no roads traverse the western boundary. Portions of the site can be viewed from all three roads, as well as from adjacent lands. At its closest point to SR 49, the study area is approximately 1,500 feet west of the state highway. The majority of the study area and the existing onsite development are not visible from that highway.

The tree and lawn areas between Bell Road and A Avenue dominate views of DeWitt Center from the north. The northern portion of DeWitt Center can also be viewed from the rural residential land uses adjacent to the western boundary of the site, near the intersection of Richardson Drive and Bell Road. A small lawn area between these residences and Richardson Drive provides a visual buffer from the existing buildings adjacent to Richardson Drive. *Figure 5-2* provides photographs of the view of DeWitt Center from Bell Road.

Rural residential land uses are currently being developed north of the western portion of DeWitt Center. No roadways traverse this part of the project area. Natural riparian vegetation at the northern boundary of DeWitt Center serves as a visual buffer between these developing residential uses and the existing decommissioned wastewater treatment plant. West of the open water pond, the onsite landscape consists of grassland and scattered trees in the north, which transition to oak woodland in the southern portion of this area. This portion of DeWitt Center can be seen from the existing rural residences at the northwestern corner of the project area, and from the vacant rural residential property west of the area.

The dense oak woodland in the west and the developed portions of DeWitt Center in the east characterize the southern project boundary. Between the Main Jail and the eastern project boundary, existing development is within 100 feet of Atwood Road. Lawn areas are maintained in the setback areas between the existing development and the roadway. Medium density residential development and office-professional land uses exist south of the project area. West of the jail, Atwood Road is lined on both sides by oak trees, providing a physical transition from urban to rural development. Rural residential land uses exist south and west of the project site in this area. Views of DeWitt Center from Atwood Road primarily consist of oak woodland vegetation in the west, the Main Jail near Richardson Drive, and landscape areas and storage warehouse type buildings in the east. *Figure 5-2* provides photographs of the Main Jail viewed from Atwood Road.

East of the project area, land uses are primarily urban, including medium density residential, commercial, and office land uses. Vacant land exists between the eastern project boundary and SR 49. A Home Depot store has been proposed for this site. That project is the subject of an EIR being prepared on behalf of the Placer County Planning Department. DeWitt Center is not visible from SR 49, but is visible from the western portions of intervening parcels.



View of DeWitt from Bell Road



View of DeWitt from Bell Road



View of DeWitt from Atwood Road



View of DeWitt from Atwood Road



Photos taken March 12, 2003

Figure 5-2

SITE PHOTOS
DeWitt Government Center
Facility Plan (2003 - 2010)
Placer County, California

Interior Viewshed

DeWitt Center's aesthetic character is shaped by a mixture of developed and undeveloped land, government and commercial land uses, buildings originally constructed in the early 1940s, and limited new development (e.g., Main Jail, Finance Administration Building, Juvenile Hall).

The older buildings were constructed as a military medical hospital, known as DeWitt General Hospital. They are one-story brick structures 30 feet wide by 300 feet long, arranged in parallel rows of between five and eight buildings. Frequently, these buildings are referred to as "barracks-style" due to their similarity to institutional housing units. Courtyard spaces 40-feet wide separate each building. These structures have largely kept their historic integrity despite land use changes and the surrounding new development. Notwithstanding the changes and limited improvements to the original buildings, the general atmosphere and period architecture have remained intact, qualifying a portion of DeWitt Center as potentially eligible for listing on the National Register of Historic Places and the California Register of Historical Resources as a historic district. Buildings within DeWitt Center are not considered potentially eligible for listing individually.

Since the time of construction of DeWitt General Hospital, several new structures have been added to the site. Warehouse-type buildings, including the vehicle maintenance garage and storage facilities, exist in the southern portion of the site, east of Richardson Drive. The Main Jail, Finance Administration Building, and Juvenile Hall have been constructed in the central portion of the DeWitt Center Study Area.

From east to west, the property transitions from an urban landscape of professional offices and government facilities, to a more rural landscape, with oak woodland, wetland, and pasture habitats on undeveloped land.

Light and Glare

The two factors that determine the amount of light that an object receives are the luminous intensity (brightness) of a light source and the distance between the light source and the receptor area. An increase in luminous intensity (measured in footcandles) increases the illumination of an area. However, as the distance from the light source increases, illumination decreases. The most prominent light sources at DeWitt Center are lighting at the jail and juvenile detention facility. No changes to these light sources are included in the proposed DeWitt Government Center Facility Plan. Streetlights along Richardson Drive and other project roadways also create limited night light within the study area.

5.2 REGULATORY FRAMEWORK

Auburn/Bowman Community Plan

The project area is located within the jurisdiction of the *Auburn/Bowman Community Plan*, which encourages the preservation of those unique features and characteristics that define the Auburn/Bowman community. The following goals and policies, which can be found in the Community Design Element of the *Auburn/Bowman Community Plan*, are applicable to the proposed development covered in the DeWitt Government Center Facility Plan.

- Goal III.C.2.a:** Encourage new development in the Auburn/Bowman area to contribute to the creation of a mixed-use, compact, readily identifiable foothill town while maintaining the existing rural character of the area outside urban boundaries.
- Goal III.C.2.d:** Encourage the development of Industrial, Commercial, and Residential projects, which complement the rural nature of the area.
- Goal III.C.2.e:** Encourage compatibility with neighboring land uses.
- Goal III.C.2.j:** Preserve the natural land forms, natural vegetation, and natural resources of the area as much as possible. It is recognized that development of commercial, industrial, and higher density residential uses can result in the loss of naturally occurring amenities. Where this is allowed to occur, adherence to a set of community design guidelines should assist in mitigating such impacts.
- III.C.3.a.1 Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.
- III.C.3.a.2 Property should be developed with a minimum disturbance to the natural terrain. Natural drainage channels and swales should be preserved in-lieu of creating artificial drainage systems and creative and innovative building techniques to construct buildings suited to natural hillside surroundings shall be encouraged.
- III.C.3.a.3 Landscaping should be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant materials is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.
- III.C.3.a.5 Commercial and residential site layouts should be designed with the intent to encourage human interactions, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage; pedestrian walkways should be provided between commercial and residential areas.
- III.C.3.a.6 Sites shall be designed and developed to provide safe, convenient, pleasant access for pedestrians, bicyclists, and motorists as well as equestrians in some areas.
- III.C.3.a.7 Roads should follow natural topography wherever possible to minimize cutting and grading.
- III.C.3.a.8 Where possible, preserve native trees and support the use of native and/or drought tolerant plant materials in all revegetation/landscaping projects.

- III.C.3.a.9 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.
- III.C.3.a.10 Protect the scenic corridors of I-80, Highway 49, Bell Road, Dry Creek Road, Mt. Vernon Road, and Christian Valley Road to preserve existing vistas of the American River Canyon, the Sierra Nevada Mountain Range and other local views, which are important to maintaining the community's identity from inappropriate development. These scenic corridors are special areas of concern for protecting hillside and ridgelines. Although it is acknowledged that commercial, industrial, and multi-family projects may have intensive development impacts, projects in these scenic corridors should be designed to minimize disturbance to significant hillsides and ridgeline areas. Each project site will be reviewed on a case-by-case basis during the development review process to determine if special design elements need to be incorporated into the project.
- III.C.3.a.11 Encourage and utilize existing programs for protection and enhancement of scenic corridors, including but not limited to, design review, sign control, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.
- III.C.3.a.12 New utility lines should be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors. Existing utility should be undergrounded as funding becomes available based on the existing Department of Public Works' program for such projects.
- III.C.3.a.13 The use of aesthetic design considerations shall be encouraged for road construction, reconstruction, or maintenance of all designated scenic highways.
- Goal IV.C.1.b:** Protect the natural beauty and minimize disturbance of natural terrain and vegetation.
- Goal IV.C.1.c:** Protect open areas and greenbelts throughout the planning area for use and enjoyment by residents and visitors.
- Goal IV.C.1.f:** Provide open space to shape and guide development and to enhance community identity.
- Goal IV.C.1.g:** Conserve visual resources of the community, including important vistas and wooded areas.
- IV.C.2.c Preserve and enhance natural land forms, native vegetation, and natural resources as open space to the maximum extent feasible.
- IV.C.2.f In the design and construction of new development, preserve the following types of areas and features as open space to the maximum extent feasible: high erosion hazard areas; areas subject to landslide or with severe slope stability problems; areas with high fire risk; scenic and trail corridors; streams and other areas subject to flooding from a 100-year storm; streamside vegetation;

- wetlands; significant stands of vegetation; wildlife corridors, and; any areas of special ecological significance.
- IV.C.2.j Protect the scenic corridor of I-80, Highway 49, Bell Road, Mt. Vernon Road, Dry Creek Road, and Christian Valley Road to preserve existing scenic vistas of the American River Canyon, the Sierra Nevada Mountain Range, and other local views.
- IV.C.2.k Encourage and utilize existing County programs for protection and enhancement of scenic corridors and routes, including but not limited to: design review, sign control, landscaping and mounding, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, land conservation contracts, and anti-litter, beautification and cleanup programs.
- IV.C.2.n Conserve visual resources of the community, including important vistas, wooded areas, and in particular riparian habitats and natural drainage channels, which are important in providing high quality water resources and low cost natural flood control, and are important open space areas.

Placer County General Plan

The Land Use Element of the *Placer County General Plan* contains the following policies regarding aesthetics and visual resources that are applicable to the proposed DeWitt Government Center Facility Plan.

- Goal 1.K** To protect the visual and scenic resources of Placer County as important quality-of-life amenities for county residents and a principal asset in the promotion of recreation and tourism.
- 1.K.3 The County shall require that new development in rural areas incorporate landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.
- 1.K.4 The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:
- a. Limit cuts and fills;
 - b. Limit grading to the smallest practical area of land;
 - c. Limit land exposure to the shortest practical amount of time;
 - d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
 - e. Create grading contours that blend with the natural contours onsite or with contours on property immediately adjacent to the area of development.
- 1.K.5 The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.

- Goal 1.L** To develop a system of scenic routes serving the needs of residents and visitors to Placer County and to preserve, enhance, and protect the scenic resources visible from these scenic routes.
- 1.L.3 The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.
- 1.L.4 The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views.
- Goal 1.O** To promote and enhance the quality and aesthetics of development in Placer County.
- 1.O.1 The County shall require all new development to be designed in compliance with applicable provisions of the *Placer County Design Guidelines Manual*.
- 1.O.3 The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:
- a. They do not silhouette against the sky above ridgelines or hilltops;
 - b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
 - c. They fit the natural terrain; and
 - d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).
- 1.O.6 Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.
- 1.O.7 The County shall require that mixed-use areas include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.
- 1.O.9 The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

5.3 IMPACTS

Significance Criteria

Several factors can be used to determine a project's aesthetic effects, including existing and proposed views, visual character of the surrounding areas, screening or visual buffers, and the

community's aesthetic values. Appendix G of the CEQA Guidelines provides that a project may be considered to have a significant environmental effect if it will:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings;
- Substantially degrade existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare adversely affecting day or nighttime views in the area.

Project Impacts

Impacts Determined to be Less than Significant

Effect on A Scenic Vista. DeWitt Center is not an element in any local scenic vistas, therefore the proposed project would not impact any scenic vistas. The project area is relatively flat, limiting visibility of DeWitt Center from nearby lands. Existing development surrounding DeWitt Center precludes the immediate project area from being designated as a scenic vista. *Figure 2-1 of CHAPTER 2, PROJECT DESCRIPTION* provides the USGS topographic information for the project area. *Figure 5-2* provides photographs of DeWitt Center viewed from Atwood Road and Bell Road.

Light and Glare. Implementation of the proposed project would result in minor increases in light levels in the interior of the project area. Nighttime lighting of justice facilities and from onsite streetlights would not increase significantly during operation of the proposed new facilities. The new light sources would not be considerably visible from offsite.

The Land Development Building (LDB) would operate in the evenings and at night only periodically. Regular hours of operation would be between 7:30 a.m. and 6:00 p.m. Building lighting would be off during hours the building is not in use, while parking lot lighting would remain lit all night. Building and parking lot lighting would be designed to minimize spillover and lighting of the night sky. The building and walkways would be lit with a combination of 30- to 32-inch bollards and ground level spotlights directed at the walls of the building. Parking lot light standards would be consistent with those used at the Finance Administration Building parking lot, including shoe box-type fixtures. Lighting would be downward shielded to avoid illumination of the night sky. The nearest sensitive receptors to the LDB are the residential land uses adjacent to the western project boundary. The proposed landscaping shown on the conceptual plan for the LDB includes shade tree plantings within the parking lot and street tree plantings on both sides of Richardson Drive. These trees would provide additional shielding of light to prevent light spillage towards the residential land uses.

Portions of the Auburn Justice Center (AJC) are proposed to operate 24 hours per day, and, in order to provide appropriate security, would require a slightly higher intensity of lighting than the LDB. Light standards for building, walkway, and parking lot lighting would be the same as for the LDB, but would include a greater number of building and walkway lights. The proposed AJC location is adjacent to the existing night light sources at the Main Jail and Juvenile Hall. While there is a lack of existing sensitive receptors near the AJC site, there is a

residential development proposal currently being considered by Placer County for the vacant property south of Atwood Road. The light from the AJC building and parking lots would be shielded from this future residential site by the existing jail and Juvenile Hall, which are located between the AJC site and Atwood Road. The minor increases in lighting from the AJC are a less than significant impact.

The Children's Emergency Shelter and Women's Center (CES and WC) are proposed to have more residential than governmental/institutional character. Limited lighting of the access driveway to the proposed facilities would be necessary for safety. These projects would likely use 14-foot tall standards, also with shoe box-type fixtures. Building and walkway lighting are expected to consist of bollards and ground level lights. It is also likely that motion-activated lighting would be used around building entries for safety and security. Specific proposals for lighting will be evaluated during subsequent environmental review for each project.

Specific plans for lighting associated with each construction project will be evaluated during the Design Review process for the LDB and AJC and during subsequent environmental review for the CES and WC. Proposed building demolition would have no impact on light levels and glare at DeWitt Center.

Potentially Significant Impacts

Impact 5.1: Damage to Scenic Resources

Significance Before Mitigation:	Potentially Significant
Mitigation:	5.1a through 5.1e
Significance After Mitigation:	Less than Significant

Scenic resources present at the project area include some historic buildings, ornamental and native trees within landscaped areas and within the onsite oak woodland habitat, and other natural features of the open space area. The rural quality of existing development to the west of the project area also contributes to the scenic quality of the project area.

Building and Facility Demolition

The proposed building demolition would remove 24 buildings or portions thereof that contribute to the historic architectural district at DeWitt Center. Of these buildings, 14 of them are the "barracks-style" hospital wards, while four originally served as administration buildings, and three are associated with the decommissioned wastewater treatment plant. *Figure 5-3* shows samples of the buildings proposed for demolition. The design and construction quality of the buildings proposed for demolition do not meet with current design standards and are not a predominant scenic resource in the project area. Additionally, many of the original buildings have been modified internally and externally. External modifications include replacement of windows, doors, and steps; as well as painting and relocation of main entrances. These modifications result in a "moderate" level of change in the building appearance since their "period of significance" (NFA/URS 2002).



C Street
Buildings to be demolished.



Photos taken March 12, 2003

Figure 5-3

**PHOTOS OF BUILDINGS
TO BE DEMOLISHED**
*DeWitt Government Center
Facility Plan (2003 - 2010)*
Placer County, California





Sheriff's Administration Building



Looking west from eastern boundary of LDB project site.



Bell Gardens apartments, south of A Avenue.



Looking southwest from northeast corner of LDB project site.



Photos taken March 12, 2003

Figure 5-4

LDB SITE PHOTOS
*DeWitt Government Center
 Facility Plan (2003 - 2010)*
 Placer County, California

Despite the modifications in appearance and the lack of compliance with modern design standards, the historical nature of the building style and use does contribute to the aesthetic character of the project site. The proposed demolition plan also includes demolition of structures and facilities at the site of the decommissioned wastewater treatment plant onsite. While this treatment plant is designated as occurring within the historic architectural district at DeWitt Center, the facility does not provide any aesthetic or scenic value to the project area.

Land Development Building

Proposed building construction does have the potential to damage existing scenic resources at DeWitt Center. The construction would remove or damage existing trees that are significant elements in both the interior and exterior viewsheds. The LDB site currently supports large lawn areas bordered by shade trees, many of which have reached a significant size. Photos of the LDB site are provided in *Figure 5-4*. Approximately 120 trees, of which 3 are native trees, exist on the site currently; removal of or damage to these trees is a potentially significant impact of the proposed construction. For instance, two of the three native oak trees onsite, as well as six of the eight silver maples along Bell Road would be removed as part of the proposed project. The large silver maples are significant visual resources that provide screening and landscaping along Bell Road. Current landscaping plans for the Land Development Building indicate that the six silver maples to be removed would be replaced with as many as sixteen ornamental specimen trees more suited to the location, therefore ultimately preserving the scenic resource along this portion of Bell Road, although there would be a temporal loss of the resource. Provision of these replacement trees is required by *Mitigation Measure 5.1a*.

The proposed construction and grading plans have been developed to avoid impacts to approximately 22 of the existing trees, as indicated in *Figure 5-5*. Implementation of *Mitigation Measures 5.1a* through *5.1d*, as proposed by the County, would ensure that accidental damage to these 22 trees would be avoided or minimized to the extent feasible. *Mitigation Measure 5.1b* requires that a qualified specialist evaluate all proposed improvements and make recommendations for tree protection, *Mitigation Measure 5.1c* establishes provisions for tree protection during construction, and *Mitigation Measure 5.1d* requires replacement of native trees impacted by the project in accordance with the Placer County Tree Preservation Ordinance. Implementation of these measures would mitigate the impact by avoidance and provision of compensation in the form of replacement resources.

Auburn Justice Center

The AJC site supports only a few existing trees, all of which would be removed as a result of the proposed construction. The site, as shown in *Figure 5-6*, does not support any other scenic resources. Implementation of *Mitigation Measure 5.1d* would ensure that the native trees impacted by the AJC (two oaks) are replaced.

Children's Emergency Shelter and Women's Center

The CES and WC buildings are proposed to be located in the southwestern portion of DeWitt Center, in an area of oak woodland habitat. These project sites are shown in *Figure 5-7*. Provision of site infrastructure and completion of rough site grading would impact several trees within the woodland area. Infrastructure lines must be extended along Atwood Road west of Richardson Drive, then north through the CES project site along the CES and WC access



NOTES:
 • Basemap provided Placer County Department of Facility Services

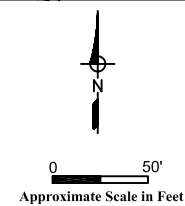


Figure 5-5

LDB TREE MAP

*DeWitt Government Center
 Facility Plan (2003 - 2010)
 Placer County, California*





From the north looking south.



From the north looking southeast.



From the center of the Auburn Justice Center looking southeast.



From the northwest corner of the Auburn Justice Center site looking southeast.



Photos taken March 12, 2003

Figure 5-6

AJC SITE PHOTOS
*DeWitt Government Center
 Facility Plan (2003 - 2010)
 Placer County, California*



From near the middle of the CES and WC sites looking south.



From near the middle of the CES and WC sites looking east.



From the middle of the CES and WC sites looking north.



From northern tip of the CES and WC sites looking south.



Photos taken April 16, 2003

Figure 5-7

CES/WC SITE PHOTOS
*DeWitt Government Center
 Facility Plan (2003 - 2010)*
 Placer County, California

roadway. The infrastructure installation and roadway construction is expected to impact approximately 35 native trees of varying sizes. Rough grading for the building sites is expected to impact an additional eight native trees. These impacts would be mitigated through implementation of *Mitigation Measures 5.1b* through *5.1e*. Based on the preliminary site plans and the results of a native tree survey at the CES and WC sites, future construction of these facilities is not expected to impact any additional trees. However, potential impacts to native trees will be evaluated again during subsequent project-level environmental review of the CES and WC.

Impact 5.2: Degradation of Existing Visual Character of the Site

Significance Before Mitigation:	Potentially Significant
Mitigation:	5.2a and 5.2b
Significance After Mitigation:	Less than Significant

The proposed construction projects included in the DeWitt Government Center Facility Plan (2003 – 2010) have been designed to be compatible with the existing new and old structures throughout the project area. As shown in *Figures 2-9* and *2-11*, the LDB and AJC are proposed to be two-story brick buildings with sloping metal roofs. This design is consistent with the Finance Administration Building and Juvenile Hall, and is reminiscent of the brick construction of the original onsite buildings. Both buildings are proposed to have covered patios at the main entrances to provide gathering spaces, and site landscaping to enhance the building appearance. In compliance with the *Auburn/Bowman Community Plan* Parks and Recreation Section, the proposed project includes provision of Class 1 trails along the frontage of each construction project on Bell Road, Richardson Drive, and Atwood Road. A Class 1 trail is defined by the Placer County Parks Division as being eight feet wide and separated from the roadway. Fencing adjacent to public right-of-ways will be either decorative or solid masonry integrated with the landscaping.

In addition to the land use and zoning requirements established in the *Placer County General Plan* and *Placer County Zoning Ordinance*, the project area is subject to the standards of the *Placer County Design Guidelines Manual* and the *North Auburn Community Development Strategy and Design Guidelines*, which provide goals and guidelines for development in the project area and vicinity. The guidelines provided in these two documents can be used to evaluate the impacts on aesthetics and visual resources resulting from implementation of the DeWitt Government Center Facility Plan. Compliance with the guidelines of the *North Auburn Community Development Strategy and Design Guidelines* project can help meet the County's goal of preserving the scenic integrity of its rural surroundings. The following excerpts are a representative sampling of guidelines that are applicable to the proposed project. The project is consistent with all applicable design guidelines, including those not listed here.

1. Building Design in Core Area and Transition Areas

- Multi-storied buildings are encouraged in the Core Area of North Auburn.
- Contemporary architecture using high quality materials especially decorative masonry should be utilized in the Core Area.

2. General Architectural Elements

a) Building Entries

- All buildings located along public right-of-ways shall have their primary entrance accessible from the right-of-way; this can be in the form of individual entrances or aggregated building entrances. All building/units located internal to the site shall have entrances from sidewalks that are designated as an extension of the public sidewalk.
- The primary entries of a building should provide protection from inclement weather in the form of integrated architectural elements such as canopies, arcades, etc.
- Offices and commercial uses should be designated with entrances that consolidate the path to the tenant from the parking area with the path to the tenant from the street. If parking is located behind buildings, and entrances are off of the public street then the use of a breeze way or other pass-through to get pedestrians to the front of a property may be required.
- The main entry shall be clearly identified. Elements that can be used to articulate an entry include, but are not limited to: recesses, additional detailing, overhangs, lighting, and changes in building form.
- When a project has multiple storefronts or entries, they shall be strongly related to the overall design. Each entry shall be treated architecturally in accordance with its importance in function and organization of the project.
- The scale of the entry should be related to the building scale.

b) Building Articulation

- Roof forms shall periodically change height, orientation, or shape consistent with the overall building design. Long, uninterrupted horizontal lines of parapet are not appropriate. Parapet line shall be broken up by vertical or horizontal offsets or changing of roof forms. Breaks in the parapet should articulate building entries, different business or sub-use (such as a garden center or tire shop) or architectural “events” (i.e. change in material, signage, trellis or canopy, horizontal or vertical projections, etc.). In no case may a horizontal parapet line exceed 40 feet in length.
- Building surface variation is also accomplished with the placement of windows and entries, planar changes (where the building surface recedes or projects), significant color changes, material changes, or other elements that add variation along the length of a building. Structures should also have articulation at entries, bases and tops. The organization used shall break up the overall mass into smaller elements. Buildings shall provide as much visual interest as possible without creating a chaotic image.

c) Activity Encroachments

- Functional encroachments (non-building areas such as courtyards, plazas, outdoor eating areas and other “activated” areas) into required set back areas are allowed if they contribute to the visible activity of the public street. Outdoor eating and gathering areas and product display and sales are encouraged where

these areas are designed to accommodate the use. These should have direct connection to the public sidewalk. See Section 15.480 (F) of the Zoning Ordinance.

d) Design Consistency

- All publicly visible building sides shall be designed with a complementary level of detailing and quality of materials. A design concept shall be established for each project and developed on all visible faces of each building. Projects with walls that exceed 20 feet in height are generally not considered to have a back or rear side that could be regulated to a simpler design treatment.
- The design concept should be appropriate to the scale of the building. The use of overly dramatic features that might be in scale on smaller scale projects and inappropriate at a larger scale. In either case dramatic architectural features must be carefully designed.
- The design concept shall be consistent throughout a project. There should be continuity, but not necessarily a simple repetition of components.
- Ancillary structures shall be architecturally designed to be complementary to the main building.

e) Materials and Color

- Uninterrupted and unarticulated monochromatic expanses over 40 feet are not permitted. Colors and materials can be used to help achieve this goal.
- Texture should be considered in selection of materials to add interest to a building and articulate the design.
- The detailing and building materials shall convey a quality of craftsmanship and permanence.
- Reflective glass is highly discouraged.
- “Natural” materials are more desirable than “imitation” materials.
- Preferred materials include:
 - Brick – (or masonry veneer that closely matches) – a minimum of 50% of the building front facade and 30% for the remainder of the building in the Core Area
 - Split face block
 - Stucco (but not as a primary material)
 - Shingled roofs (wood, concrete, tile, dimensional composition, etc.)
 - Natural wood
 - Wooden beams and posts
 - Metal roofing (high quality baked enamel finish to protect fading)

4. Landscaping

a) Design Concept

- The Core Area streets should be improved to urban standards with a planting strip with broad canopy street trees adjacent to the street surface, a six to eight foot sidewalk and minimal building setbacks.
- In the Core Area a more formal regular spacing (20 to 30 feet) of a single straight row of large deciduous street trees is required to create a street tree theme. Additional plantings will be required in the landscape area.
- Whether a formal or informal landscape design concept is used, the selected design concept should be reflected along the entire length or substantial continuous component of the street frontage.
- Landscaping and architectural features should be used to screen from view certain visually undesirable elements such as parking, storage, and loading, refuse containers, utilities and irrigation controls.

7. Parking

- Divert parking to the interior or interior side of the site, and where possible, placed behind buildings, unless there are circumstances associated with the site that make this infeasible.
- Parking areas should be designed and landscaped to create smaller parking modules.
- Design walkways, landscaping and fencing within parking lots so that they do not create barriers for pedestrians.
- 50% of the parking area shall be shaded within 15 years of building permit issuance.

Building and Facility Demolition

Building demolition plans have been focused on those existing buildings that are in the worst shape aesthetically and structurally. The buildings are of a basic construction, with long unarticulated faces, and limited variety of building materials. As discussed above, many of the original buildings have been moderately modified since their construction, including replacement of windows, doors, and steps; painting; and relocation of main entrances. As such, these buildings are not a significant aesthetic resource of the project area. Samples of the buildings proposed for demolition are shown in *Figure 5-3*.

Twenty-four buildings or portions thereof onsite are proposed for demolition. Of the buildings proposed for demolition, seven are located in the LDB site and must be demolished to accommodate that building and associated parking. The remaining buildings proposed for demolition are no longer suited for occupancy as they are not seismically safe and are very likely to contain hazardous materials such as asbestos and lead-based paint. Based on direction from the County Board of Supervisors, the Department of Facility Services is working towards consolidation of government offices and services at DeWitt Center. It is anticipated that areas

where demolition occurs under the currently proposed project will be identified for development in future facility planning efforts.

The DeWitt Government Center Facility Plan does not identify plans for development at the majority of demolition sites. Following building demolition, the sites would be revegetated with hydroseeding, low-maintenance ground cover, or other materials and/or covered with inorganic materials pursuant to the requirements of *Mitigation Measure 5.2a*. This would prevent a negative aesthetic impact related to the creation of bare ground within the project area. While the removal of the seven buildings and portions of three buildings between C and D Avenues, the four buildings north of B Avenue, and the seven buildings at the LDB site would have a noticeable aesthetic impact on the interior viewshed of the project area, the overall visual character of DeWitt Center would not be degraded. The demolition of the three buildings associated with the wastewater treatment plant would have no impact on the interior or exterior viewshed of the project area as the buildings are not considered to be scenic resources and are not visible from most of the developed areas within DeWitt Center.

Land Development Building

The *Placer County General Plan* and *Auburn/Bowman Community Plan* identify Bell Road as a scenic corridor. Changes in conditions at DeWitt Center that are visible from Bell Road could degrade the scenic qualities of the designated scenic corridor. Of the proposed construction and demolition, the only portion that could be viewed from Bell Road is the LDB site, which is shown in *Figure 5-4*. This proposed construction avoids degradation of the scenic corridor by placing tree plantings and other landscaping between the building and Bell Road, by incorporating horizontal articulation in the wall facing Bell Road, and by avoiding placement of parking lots within sight of Bell Road. The building and site design and pedestrian facilities comply with the guidelines of the *North Auburn Community Development Strategy and Design Guidelines*.

The LDB site currently supports a large lawn area south of Bell Road, consisting of approximately 67,500 square feet. Construction of the LDB would reduce the lawn area by approximately 17,500 square feet, while maintaining approximately 50,000 square feet of lawn and other landscaping in the northern portion of the LDB site. The building setback from Bell Road would be approximately 40 feet. That area would be landscaped with existing and new trees, shrubs, and ground covers. A meandering sidewalk is proposed along the LDB site's frontage on Bell Road, with an extension of the walkway providing access to the main building entrance. The sidewalk would be continued south along the site's frontage on Richardson Drive, with the proposed Class I trail along the west side of Richardson Drive in the vicinity of the proposed LDB site. A "pedestrian spine," consisting of a wide sidewalk, extends south across the parking lot, providing a pedestrian connection to portions of DeWitt Center south of the LDB site. Landscaping would be provided along this spine through the southern portion of the LDB site. The building and site design and pedestrian facilities comply with the guidelines of the *North Auburn Community Development Strategy and Design Guidelines*.

As discussed above, under Impact 5-1, the LDB site currently supports approximately 120 trees, of which 38 would be preserved and integrated into the landscaping plan for this site. The majority of the existing trees are ornamental, non-native species. Impacts to existing native trees are discussed in **CHAPTER 9, BIOLOGICAL RESOURCES**. The loss of trees, both native and

non-native, would be partly mitigated through implementation of the landscaping plans. Scattered trees and shrubs will be planted in the northern lawn areas, while several trees would be planted along the site frontage on Bell Road to retain the scenic resource provided by the existing trees. The conceptual plan also provides for planting street trees on the east side of Richardson Drive and East Drive. Parking lot landscaping provides trees in island planters. The proposed tree planting complies with the landscaping and parking guidelines stated above. Perimeter fencing along Bell Road and Richardson Drive would be either decorative or solid masonry integrated with the landscaping.

Auburn Justice Center

As shown in *Figure 2-11*, the proposed AJC would be a two-story brick building with a sloping metal roof. A Justice Building and an Ancillary Building would comprise the AJC. The Justice Building is proposed to be an L-shape following the alignments of Richardson Drive and B Avenue. The Ancillary Building would be located adjacent to the southern wall of the Justice Building, and would also be an L-shape, with one leg angled parallel to the existing parking lot at the Juvenile Hall site. The main entrance of the AJC would face the intersection of Richardson Drive and B Avenue. A wide pedestrian pathway would lead from the roadway intersection to a front patio area, through the main building entrance, and into a circular lobby similar to the lobby at the Finance Administration Building. It would also connect to a proposed meandering sidewalk along Richardson Drive. Pedestrian connections to other parking areas and to B Avenue are also proposed. As the building design is very similar to the Finance Administration Building, which was identified as an example of high quality design during preparation of the *North Auburn Community Development Strategy and Design Guidelines*, construction of the AJC would not have a significant impact on the aesthetic qualities of the scenic corridor along Bell Road.

The northern wall of the AJC is proposed to be setback from Richardson Drive by ± 70 feet, while the western wall would be setback from B Avenue by ± 70 feet. Both setback areas would be landscaped with assorted trees, shrubs, and ground covers. Landscaped berms up to six feet tall would be constructed within the setback from Richardson Drive. An open courtyard for employee use is proposed for the south side of the Justice Building. It would support a patio and scattered trees. Additional landscaping would occur around the perimeter of the Ancillary Building, primarily consisting of ground covers and shrubs.

Scattered trees and shrubs exist currently on the project site, all of which would be removed as a result of project development. The project site is shown in *Figure 5-6*. This tree removal is a potentially significant impact to existing scenic resources that would be mitigated through tree planting as stipulated in *Mitigation Measure 5.2b* to replace the two oak trees impacted by this construction.

Parking would be constructed west and south of the AJC, with the majority of parking to be located to the south. An existing parking lot along Richardson Drive, north of B Avenue, would be expanded by approximately 100 parking spaces available for public use. Approximately 100 parking spaces for justice department officials and staff would be provided south of the Justice Building, west of Richardson Drive. Up to 200 additional secured parking spaces reserved for staff and officers of the AJC and Main Jail would be provided in the southern portion of the AJC site. These spaces would be secured behind decorative fencing and gates. The gates would be

operated with programmable cards issued to each authorized personnel. The use of chain link fencing is necessary for security in interior areas immediately adjacent to the Main Jail and at the vehicle storage yard across B Avenue. The use of chain link fencing would be limited to the interior yard areas not easily visible from public circulation routes.

While the conceptual site plan for the AJC does not include landscaping materials within these parking areas, landscape islands are indicated. With implementation of *Mitigation Measure 5.2b*, the non-secure parking lot design and landscaping would comply with the applicable guidelines. Perimeter fencing along Richardson Drive and B Avenue would be either decorative or solid masonry integrated with the landscaping.

Pedestrian linkages between the proposed AJC and adjacent and surrounding parking lots, as well as between the AJC and the existing justice and detention facilities are provided throughout the conceptual site plans, in compliance with the design guidelines and strategies.

Children's Emergency Shelter and Women's Center

The CES and WC projects are proposed to be located in the southwestern portion of DeWitt Center, in an area of oak woodland habitat, shown in *Figure 5-7*. The woodland habitat would be impacted by the proposed facility development, thus degrading the scenic qualities of the site. These impacts would be mitigated through implementation of *Mitigation Measures 5.1a* through *5.1d*. These impacts will be evaluated again during subsequent project-level environmental review of the CES and WC.

5.4 MITIGATION MEASURES

Damage to Scenic Resources

Mitigation Measure 5.1a: The final site plans for the Land Development Building shall preserve two of the eight silver maples along Bell Road and shall provide plantings along this frontage in replacement of the six trees removed.

Mitigation Measure 5.1b: The final landscaping plans for the Land Development Building, Auburn Justice Center, Children's Emergency Shelter, and Women's Center shall include all measures necessary for the protection of those existing trees indicated on site plans as preserved. The final landscaping plans shall be implemented during project construction. This will include installation of tree protection fencing, which will consist of four-foot tall plastic mesh fencing installed on six-foot poles spaced a maximum of 20 feet apart. The poles shall be installed with two feet of length below ground and four feet above ground. The fencing shall encompass an area 150% of the drip line of the tree where feasible, and in no case shall be less than 85% of the drip line of the tree being protected. Tree protection fencing shall be installed and inspected by staff from the Placer County Department of Public Works prior to issuance of a grading permit for each site. Planting in accordance with the final landscaping plans shall commence immediately following construction activities. Compliance with the final landscaping plans shall be confirmed by a representative of the Placer County Design Review Committee prior to issuance of an occupancy

permit for the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, and the Women's Center.

Mitigation Measure 5.1c: In order to preserve all significant trees at the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, and the Women's Center sites, appropriate vegetation protection measures will be prescribed in the site improvement plans and enforced by the contracting agency. A qualified specialist shall evaluate all proposed improvements that may affect each native and ornamental tree to be preserved, make appropriate recommendations on these proposed improvements, and oversee construction of these improvements during site development.

Mitigation Measure 5.1d: Any native trees impacted by development of the Land Development Building, the Auburn Justice Center, the Children's Emergency Shelter, or the Women's Center shall be replaced through the planting of one fifteen-gallon container-size tree on the DeWitt Center property for each native tree removed or impacted. Three (3) five-gallon trees, five (5) one-gallon trees, or fifteen (15) tube seedlings can be substituted for each fifteen-gallon tree to be planted. Approximately half of the replacement trees are to be blue oaks, one-quarter are to be valley oaks and one-quarter interior live oak. The health and structure of these trees shall be monitored for five years and any trees that do not survive shall be replaced. Tree replacement for each construction project shall occur prior to issuance of certificates of occupancy for any new structures and shall comply with the standards of the Placer County Tree Preservation Ordinance in effect at the time of the issuance of grading permits for each site.

Mitigation Measure 5.1e: The improvement plans for the Children's Emergency Shelter and the Women's Center shall route roadways and infrastructure to avoid removal of trees and minimize site grading wherever possible. Building sites shall also be selected to minimize tree removal and site grading.

Degradation of Existing Visual Character

Mitigation Measure 5.2a: The final landscaping or grading plans for the building demolition areas shall include revegetation of the uncovered areas. Revegetation may include hydroseeding, ground covers, and/or shrubs. No portion of the demolition area may be left with exposed soil. Revegetation must include some native and/or drought-tolerant plant species. Areas where planting does not occur shall be covered with a mulch type of material, such as wood chips, or an inorganic ground cover such as rock or gravel. The plants shall be watered sufficiently to establish the plant materials. To preserve the areas for future development, final landscaping plans for building demolition areas will not include tree plantings.

Mitigation Measure 5.2b: The final landscaping plans for the Land Development Building and the Auburn Justice Center shall include tree planting in all parking areas sufficient to attain 50% shading of each parking lot within 15 years of building permit issuance, and shall include planting of street trees along all roadway frontages. Applicable roadway frontages for the Land Development Building include portions of Bell

Road, Richardson Drive, DeWitt Drive, and East Drive. Applicable roadway frontages for the Auburn Justice Center include portions of Richardson Drive and B Avenue. Street trees shall be planted in a meandering, irregular pattern at intervals of between 20 and 30 feet, and shall consist of species that develop broad canopies to adequately shade the roadways.